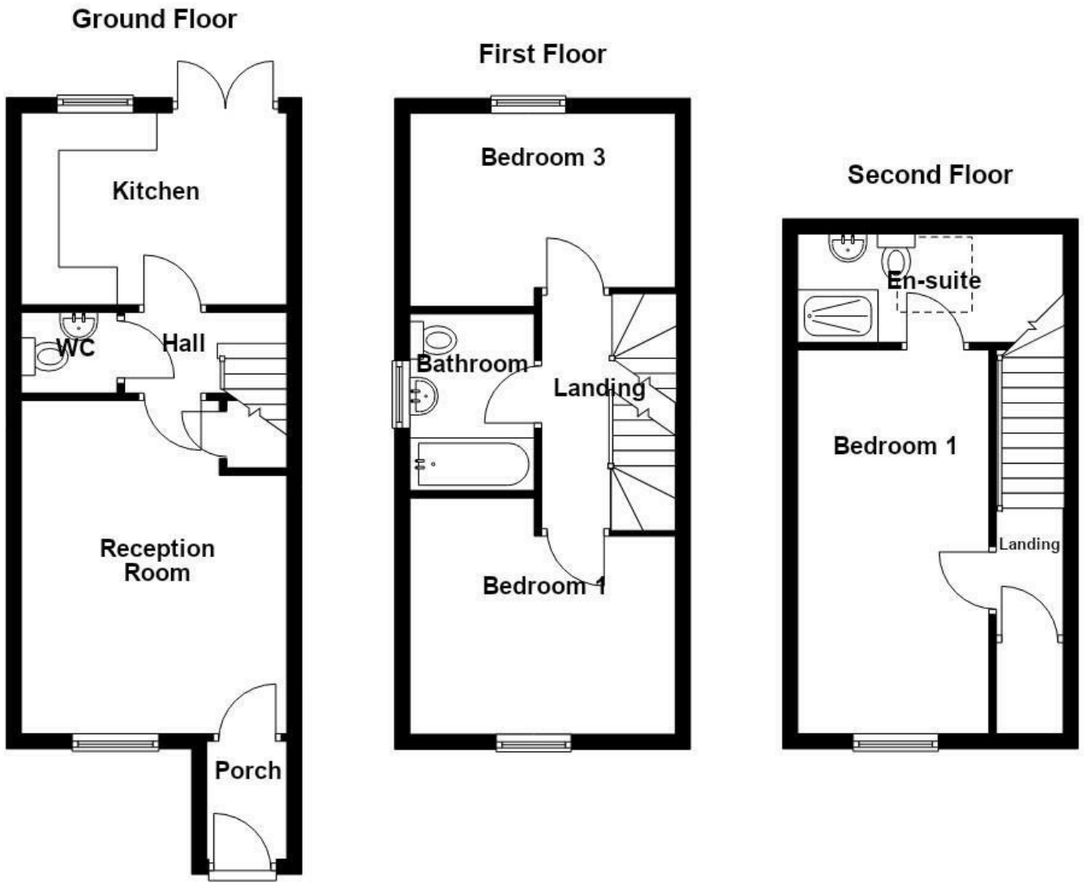
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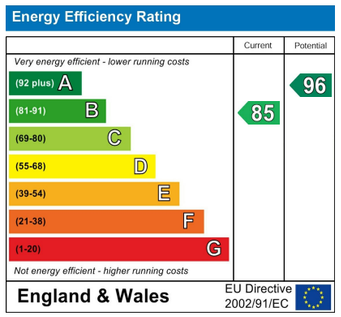












Chequerbent Green, Westhoughton, BL5 3WE

£280,000

IDEAL FAMILY HOME - SEMI DETACHED TOWN HOUSE WITH THREE BEDROOMS

The property is situated in a peaceful location, perfect for those seeking a serene environment while still being conveniently close to local amenities.

Upon entering, you will be greeted by a spacious living area, modern fitted kitchen, complete with fully integrated appliances, making it a delightful space for culinary enthusiasts and family gatherings alike. The thoughtful design of the home includes a washroom on every floor, ensuring convenience for both residents and guests.

This townhouse offers ample space for a growing family, with three well-proportioned bedrooms that provide comfort and privacy. The layout is designed to maximise both functionality and style, making it a perfect choice for modern living.

With its combination of contemporary features and a quiet neighbourhood, this property is not just a house but a place where cherished memories can be made. Whether you are looking to settle down or invest in a family-friendly home, this townhouse in Westhoughton is certainly worth considering.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Chequerbent Green, Westhoughton, BL5 3WE

£280,000

3 2 1 B

- Semi Detached Property
- Three Bedrooms
- Set Over Three Floors
- Modern Fitted Kitchen
- En Suite To Main Bedroom
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band C
- EPC Rating B

Ground Floor

Entrance Porch
5'2 x 3'6 (1.57m x 1.07m)

UPVC double glazed front entrance door, lino flooring and door to reception room.

Reception Room
14'7 x 11'7 (4.45m x 3.53m)

UPVC double glazed window, central heating radiator, television point, fitted storage, smoke alarm and door to the inner hall.

Inner Hall
7'1 x 3'6 (2.16m x 1.07m)

Stairs to the first floor and doors to kitchen and WC.

WC
4'2 x 3'6 (1.27m x 1.07m)

Central heating radiator, dual flush WC, pedestal wash basin and extractor fan.

Kitchen
11'7 x 8'5 (3.53m x 2.57m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood surfaces, stainless steel sink with mixer tap, electric oven with four ring gas hob, extractor hood, integrated fridge freezer, washing machine and dishwasher, smoke alarm, laminate flooring and UPVC double glazed French doors to the rear.

First Floor

Landing
10'6 x 5'9 (3.20m x 1.75m)

Central heating radiator, smoke alarm, stairs to the second floor and doors to two bedrooms and bathroom.

Bedroom Two
11'7 x 10'4 (3.53m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Three
11'8 x 8'8 (3.56m x 2.64m)

UPVC double glazed window and central heating radiator.

Bathroom
7'9 x 5'5 (2.36m x 1.65m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, extractor fan and lino flooring.

Second Floor

Landing
3'2 x 3'2 (0.97m x 0.97m)

Fitted storage and door to bedroom one.

Bedroom One
16'9 x 8'4 (5.11m x 2.54m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite
11' x 4'9 (3.35m x 1.45m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations and lino flooring.

External

Front
Off road parking.

Rear
Enclosed paved and laid to lawn garden.










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