



## 166 Manchester Road

Westhoughton, BL5 3LA

**Offers in the region of £210,000**





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## Accommodation

Composite panelled entrance door with double glazed opaque vision panel into reception vestibule and timber panelled door through to lounge.

## Lounge

15'3" max into alcoves x 14'6" (4.65m max into alcoves x 4.42m)

uPVC double glazed window to front elevation with venetian blinds, Inglenook fireplace set to chimney breast with timber mantel and inset wrought iron solid fuel burner, terracotta tiled hearth, radiator, power points, centre ceiling light fitting, wall lights, panelled door through to sitting room / family room.

## Sitting Room/Family Room

15'6"3" max into alcoves x 12'1" (4.763m max into alcoves x 3.68m)

uPVC double glazed window to rear elevation, Inglenook fireplace set to chimney breast with inset wrought iron solid fuel burner and tiled hearth. Radiator, power points, twin ceiling light fittings and matching wall lights set to alcoves, panelled door to understairs storage and stairs off to first floor. Panelled door through to fitted kitchen.

## Kitchen

9'10 8'1" (2.74m 2.46m)

Modern fitted base and wall units with work surfaces and tiled splashbacks to walls, inset one and half bowl stainless steel sink with mixer tap, plumbed for auto washer, Smeg free standing four burner gas oven, plumbed for dishwasher, power points, ceramic tiled floor, double glazed window to side elevation, solid timber stable door with bullseye vision panel to side elevation and into rear vestibule, panelled door through to utility room.

## Utility Room

9'10" x 8'1" (3.00m x 2.46m)

Plumbing for auto washer, space for fridge freezer unit,

work surfaces, space for tumble dryer, wall mounted gas combi central heating boiler, power points, ceramic tiled floor, panelled door through ground floor cloaks.

## Ground Floor Cloaks

Low level w.c. partial tiling to walls, double glazed opaque window to rear elevation, ceramic tiled flooring.

## Rear Vestibule

Windows to side and rear elevation and glazed panelled door to rear elevation.

## First Floor

Stairs with contemporary solid timber banister and balustrade with inset clear safety glass panels leading to landing with access to roof space, power points, panelled doors to bedrooms and bathroom.

## Master Bedroom

12'2" x 9'8" (3.71m x 2.95m)

uPVC double glazed window to rear elevation, radiator, power points, cornice ceiling.

## Bedroom Two

11'2" x 7'6" (3.40m x 2.29m)

uPVC double glazed window to front elevation with swivel blinds and most pleasant distant views onto Rivington Pike and Winter Hill. Radiator, power points.

## Bedroom Three

14'6" x 7'5" (4.42m x 2.26m)

uPVC double glazed window to front elevation with ventian blinds, and most pleasant distant views onto Rivington Pike and Winter Hill. Radiator, power points.

## Family Bathroom

Three-piece suite comprising panelled bath with mixer tap and over bath thermostatically controlled shower unit, hinged glazed shower screen, low level w.c. wash hand basin. Chromium plated ladder rack, towel rail / radiator, tiling to walls, extractor fan, uPVC double glazed opaque

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window to rear elevation. Eye level doors to storage cupboard with internal shelving.

### External

Garden fronted and low level garden wall with wrought iron railings and footpath through wrought iron garden gate leading to entrance door. Most pleasant enclosed private rear garden with a mixture of flagged and lawned areas, brick built log store, garden tap and garden gate to side elevation allowing access to side of the property (which extends to approximately 18ft and allows ample off road parking) To the rear there is a further separate plot of land with a substantial brick built double with garage / workshop.

### Garage Workshop

28'8" x 16'10" (8.74m x 5.13m )

Roller shutter door to the front elevation and secure metal side door.

### Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

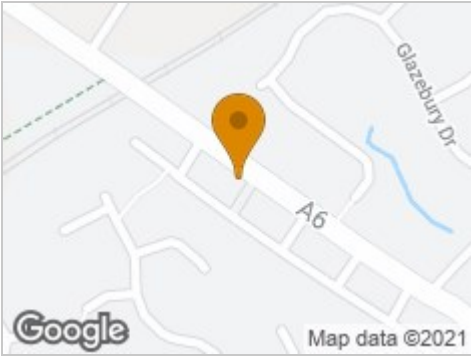
### Disclaimer

### All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map



Terrain Map



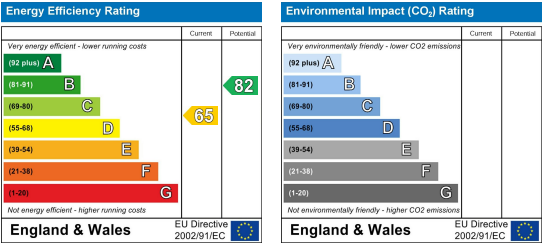
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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