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2A Peel Street

Westhoughton, BL5 3SP

Offers in the region of £190,000

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Accommodation
Entering through the composite front door into this lovely two bedroom property with modern decor throughout.

Lounge
16'2" x 10'2" (4.93m x 3.10m)
Large modern lounge with uPVC double glazed window to front elevation overlooking the lovely front garden, carpet to floor, centre ceiling light, tv aerial point, double radiator, wall mounted modern log effect fire with porcelain beam above.

Kitchen / Diner
16'2" x 6'8" (4.93m x 2.03m)
Beautiful modern kitchen/diner fitted with light grey soft closing wall and base units with complimentary work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and grill, extractor canopy over, space to site tall fridge freezer, space and plumbed for auto washer, laminate flooring, ceiling spotlights, uPVC double glazed window to the side elevation, plug sockets to walls, space to site table and chairs, cupboard housing meters. Composite door with opaque glass insert opening onto the side elevation.

First Floor Stairs
Carpet to stairs, white wooden balustrade unit and hand rail.

Landing
Carpet to stairs, loft access, centre ceiling light, plug sockets.

Bedroom One
12'10" x 8'6" (3.91m x 2.59m)
uPVC double glazed window to front elevation, double radiator, carpet to floor, plug sockets, built-in wardrobes and shelving units, built-in strorage cupboard.

Bedroom Two
12'10" x 8'6" (3.91m x 2.59m)
uPVC double glazed window to front elevation, double radiator, carpet to floor, plug sockets, centre ceiling light.

Bathroom Suite
6'6" x 6'3" (1.98m x 1.91m)
Modern bathroom suite comprising P-shaped bath with combi shower over, low level w.c. flush, vanity sink with mixer tap and storage below. Vinyl flooring, uPVC double glazed opaque window to side elevation, uPVC sheeting to walls, ceiling spotlights, tall chrome wall mounted radiator/towel rail.

External
Garden to front mainly laid to lawn with mature hedge to boundary for added privacy.

Driveway to front for off road parking for two vehicles with double gates leading to the paved garden to side of property (this could be utilised as further off road parking if required). Large shed to side garden.

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

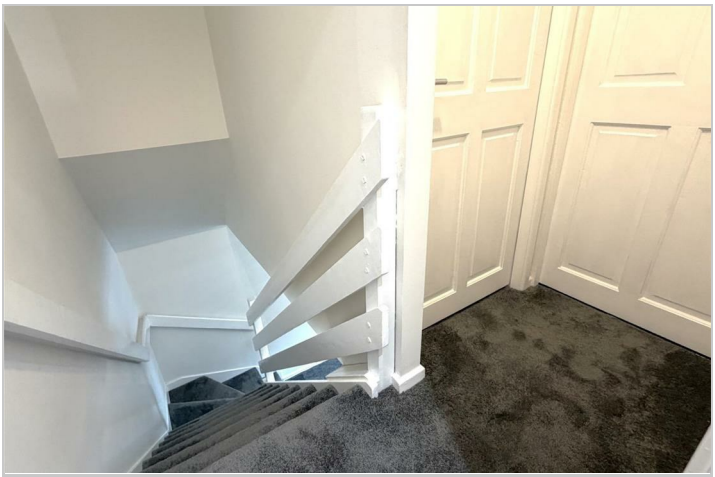
All Properties

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.

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Road Map



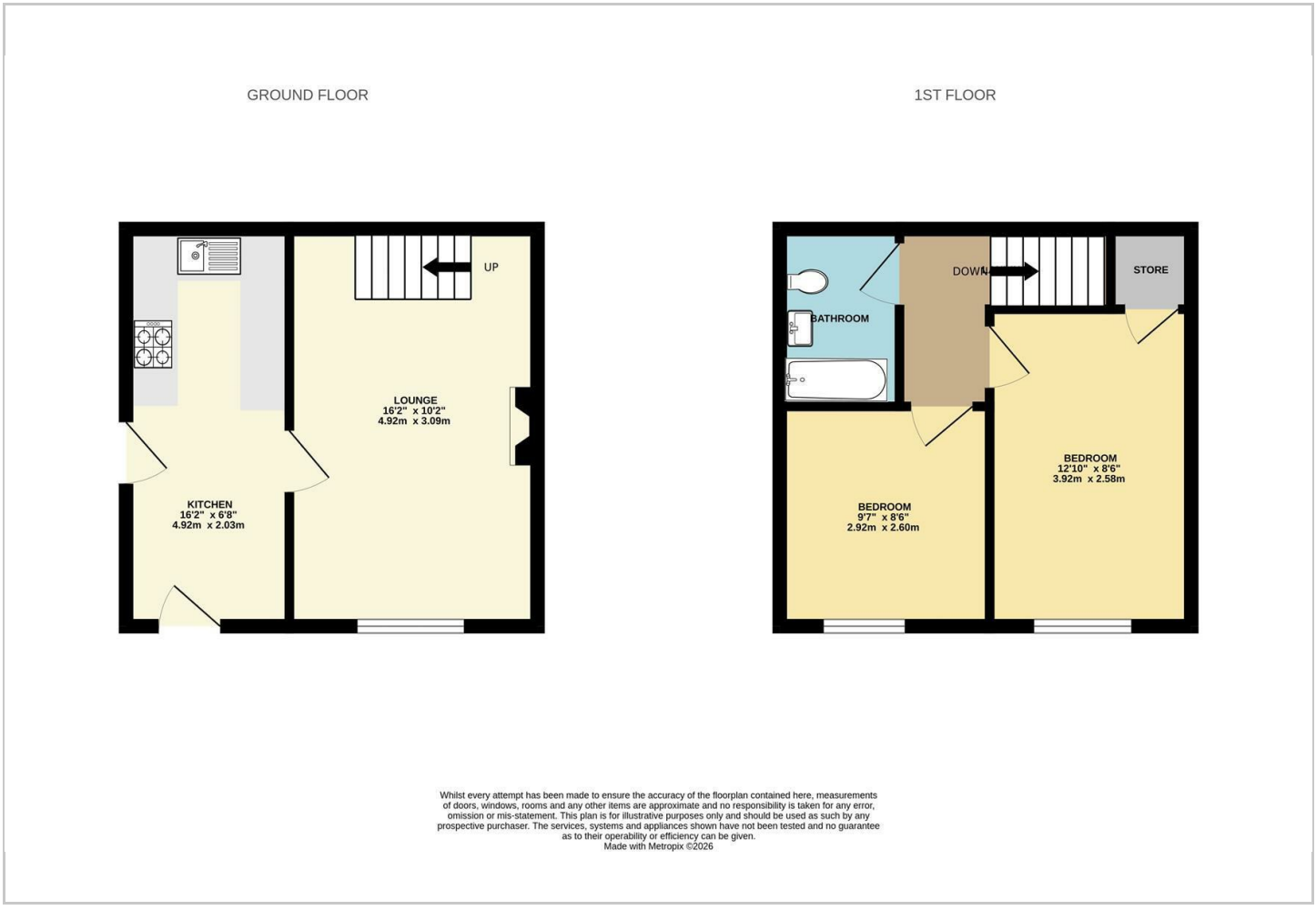
Hybrid Map



Terrain Map



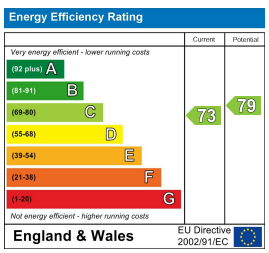
Floor Plan

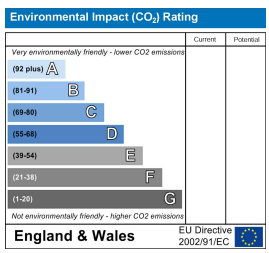


Viewing

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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13 King Street, Westhoughton, BOLTON, Greater Manchester, BL5 3AX
Tel: 01942 817090 **Email:** info@charlesworthestates.co.uk www.charlesworthestates.co.uk