



13 Clive Road

Westhoughton, BL5 2HR

£225,000



13 Clive Road

Westhoughton, BL5 2HR

£225,000



Accommodation comprises

Enter through the uPVC double glazed door to side elevation leading into kitchen.

Kitchen

14'2" x 8'5" (4.32m x 2.57m)

Fitted with a range of white shaker style wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, integrated under counter fridge and under counter freezer, integrated auto washer, integrated oven and grill with integrated microwave, four ring gas hob with extractor canopy above, partial tiling to walls, double radiator, vinyl flooring, ceiling spotlights, plug sockets, uPVC double glazed window to side elevation, uPVC double glazed window to front elevation.

Lounge

17'10" x 11'6" (5.44m x 3.51m)

uPVC double glazed bay window to front elevation, double radiator, carpet to floor, centre ceiling light, wall mounted fire and marble effect display, tv aerial point, plug sockets, double doors leading to reception two.

Dining Room/Bedroom

13'8" x 9'11" (4.17m x 3.02m)

Centre ceiling light, double radiator, carpet to floor, plug sockets, patio doors leading to conservatory.

Conservatory

9'3" x 7'11" (2.82m x 2.41m)

uPVC double glazed windows to side and rear elevations, uPVC double glazed door to rear elevation overlooking the private rear garden. Double radiator, tiling to floor, plug sockets.

Inner Hallway

18'7" x 4'0" (5.66m x 1.22m)

Storage cupboard housing Worcester combi boiler, loft access, double radiator, two centre ceiling lights, plug sockets, carpet to floor, wall mounted centre heating thermostat.

Shower Room

6'4" x 6'3" (1.93m x 1.91m)

Modern shower room with corner shower cubicle with combi shower and shower attachment, low level w.c. flush, vanity sink with mixer tap and storage cupboard below. Tiled floor, ceiling spotlights, chrome radiator/towel rail, uPVC panelling to walls, uPVC double glazed opaque window to side elevation.

Master Bedroom

11'1" x 9'5" (3.38m x 2.87m)

uPVC double glazed window overlooking the private rear garden, carpet to floor, centre ceiling light, double radiator, plug sockets, tv aerial point, door leading to the dressing room.

Dressing Room

9'7" x 7'0" (2.92m x 2.13m)

Built in wardrobes and matching built in large dressing table with drawers and stool. Double radiator, plug sockets, centre ceiling light, uPVC double glazed window to side elevation.

External

Rear: Laid mainly to flag, borders stocked with mature trees shrubs and flowers. Garden shed, fenced panelled boundaries. Gated side access.

Front: Large driveway allowing ample off road parking. Pebbled front garden.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (933 years remaining)

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



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.