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440 Leigh Road

Westhoughton, BL5 2JY

Offers over £200,000

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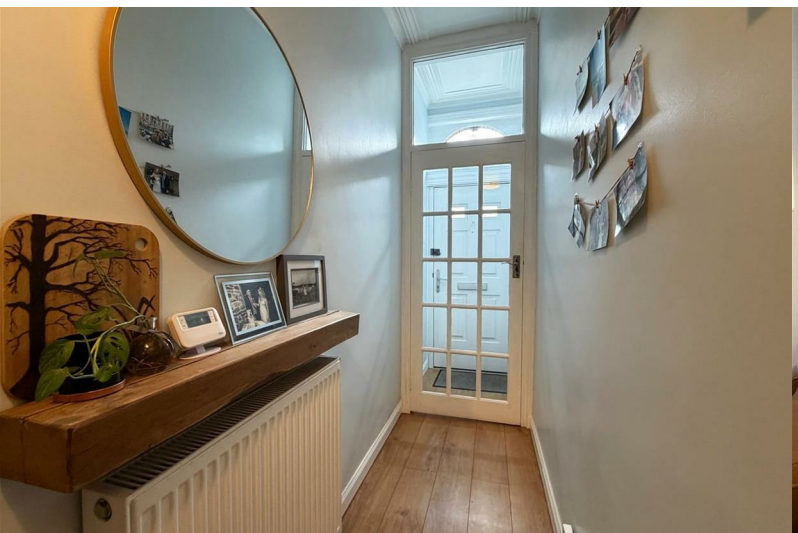

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Accommodation
Enter through the uPVC door with opaque glass inserts and arched stained glass insert above.

Porch
Original cornice ceiling, laminate flooring, internal door into entrance hallway.

Entrance Hallway
12'2" x 3'2 (3.71m x 0.97m)
Welcoming Entrance Hallway with oak laminate flooring, double radiator, oak beam for feature, original cornice ceiling, Stairs leading to first floor.

Reception Room One
13'1" x 11'4" (3.99m x 3.45m)
uPVC double glazed bay window with stained glass to front elevation, oak laminate flooring, centre ceiling light, plug sockets, coving, ceiling spotlights, double radiator.

Reception Room Two
16'0" x 14'4" (4.88m x 4.39m)
Lounge with inset stove/log burner and tiled back and base, beautiful oak beam mantel, double radiator, centre ceiling light, ceiling spotlights, under stairs storage cupboard, oak laminate flooring, uPVC double glazed window to rear elevation, tv aerial point, coving.

Fitted Kitchen
12'1" x 7'8" (3.68m x 2.34m)
Modern fitted kitchen with grey shaker style soft closing wall and base units with complimentary wooden work surfaces over, induction hob, integrated oven and grill with chimney style extractor canopy over, integrated dishwasher, space to site fridge freezer, integrated microwave oven, double radiator, tiling to floor, ceiling spotlights, two uPVC double glazed windows to side elevation and uPVC double glazed door with glass opaque insert allowing in plenty of natural light.

Lean-to/outer porch area
7'10" x 6'4" (2.39m x 1.93m)
Door leading to the rear of the property and two glass panes to rear. Tiling to floor.

First Floor
Carpet to stairs.

Landing
15'7" x 5'2" (4.75m x 1.57m)
Spacious U shaped landing. Carpet to floor, white balustrade, coving, centre ceiling light, plug sockets. Stairs leading to loft room.

Master Bedroom
14'11" x 12'7" (4.55m x 3.84m)
Spacious bedroom with uPVC double glazed window to front elevation, centre ceiling light, coving, carpet to floor, built in wardrobes, shelving with lighting, plug sockets, space to site bedroom furniture as desired.

Bedroom Two
15'9" x 9'2" (4.80m x 2.79m)
uPVC double glazed window to rear elevation with private outlook, carpet to floor, centre ceiling light, double radiator, coving, plug sockets.

Loft Room
13'4" x 11'8" (4.06m x 3.56m)
Currently utilised as Study. Carpet to floor, velux skylight, under eaves storage cupboard, double radiator, plug sockets.

Family Bathroom
11'11" x 7'5" (3.63m x 2.26m)
Gorgeous & Modern Bathroom Suite with Large stand alone "slipper" style bath with standing hose and

shower attachment, corner shower cubicle (tiled) with combi shower over, pedestal sink with mixer tap, low level w.c. flush. Partial tiling to walls, Herringbone flooring, ceiling spotlights, tall chrome ladder style radiator/towel rail, shaver socket, uPVC double glazed window to side elevation.

External

Front: Pebbled front garden, paved footpath leading to entrance door, dwarfed walled boundary.

Rear: Parking to the rear of the property and Garage within the garden space.

28ft Garage/Work Shop

28ft (8.53mft)
28ft Garage/Workshop to the rear of property with power and light.

Tenure

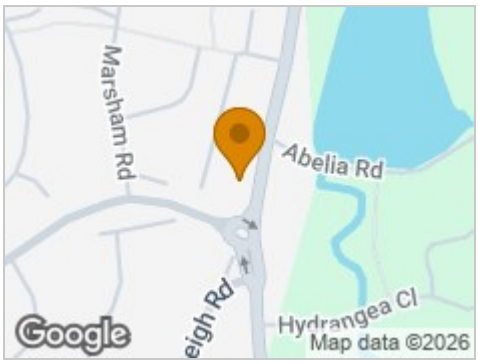
We are informed by the Seller that the tenure of this property is FREEHOLD.

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 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.

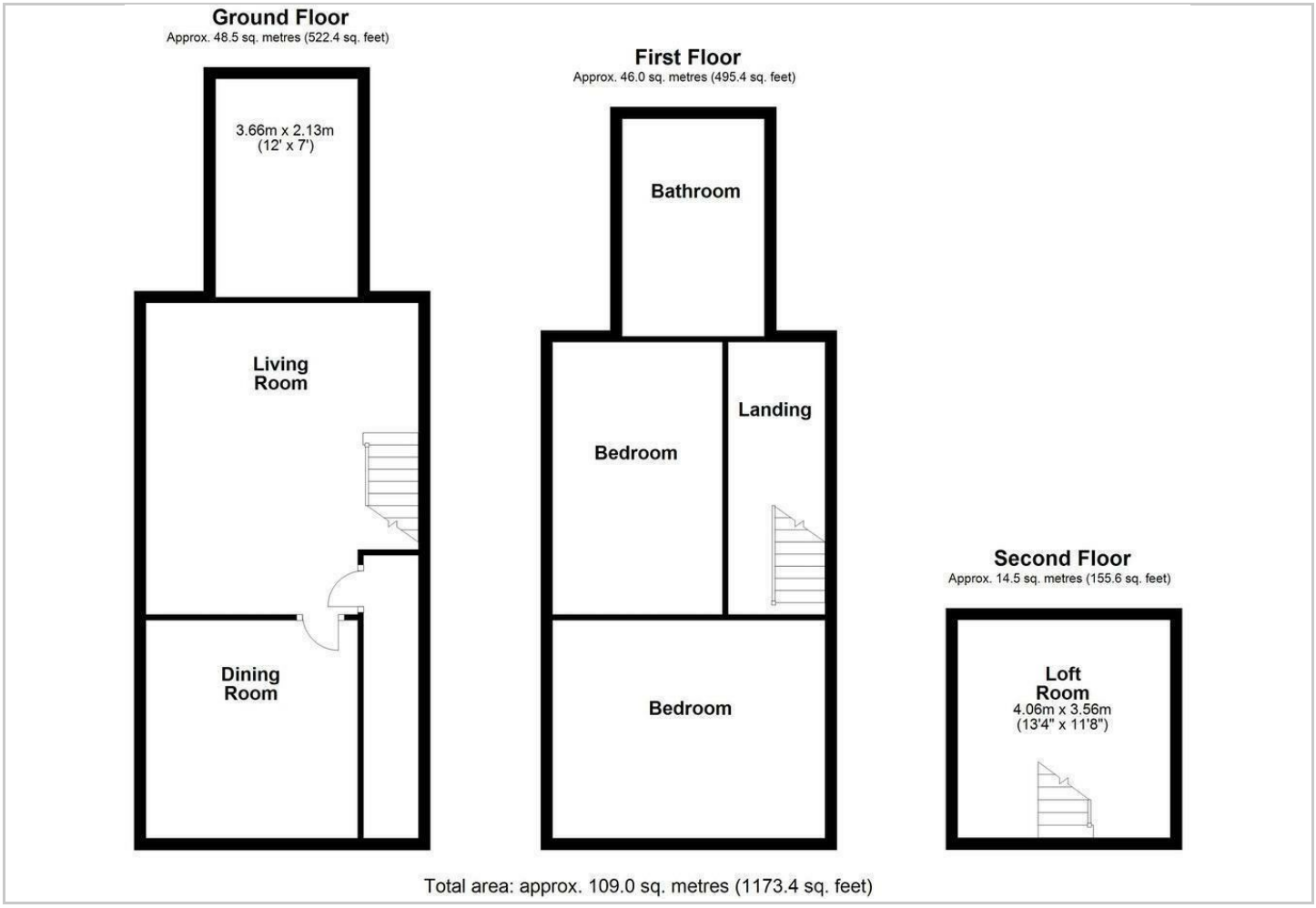
Road Map



Hybrid Map

Terrain Map

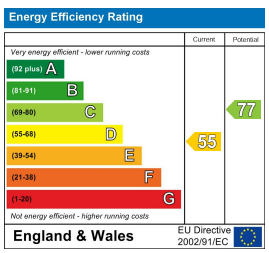
Floor Plan

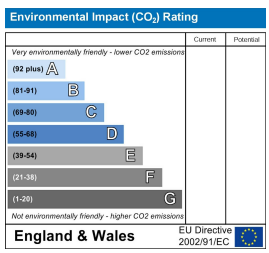


Viewing

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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