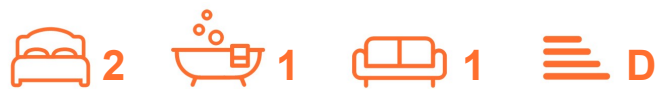




## 14 Woodwards Road

Westhoughton, BL5 2HJ

**£200,000**

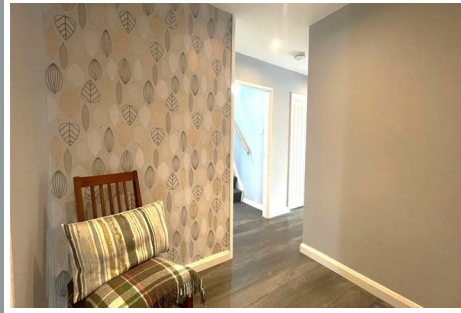




# 14 Woodward's Road

Westhoughton, BL5 2HJ

**£200,000**



## Accommodation

Entering through the uPVC double glazed entrance door via the side elevation.

## Entrance Hallway

Spacious L Shaped Welcoming Entrance Hallway with doors leading off to all rooms and Stairs leading to the Loft Room.

## Lounge

14'0 x 11'0 (4.27m x 3.35m)

UPVC French Doors leading to Rear Garden, Tv aerial point, centre ceiling light, double radiator, carpet to floor.

## Modern Fitted Kitchen

10'0 x 9'4 (3.05m x 2.84m)

Modern fitted kitchen with cashmere high gloss wall and base units with complimentary work surfaces over, electric hob and extractor fan above, integrated oven and grill, integrated microwave, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, spotlights to ceiling, laminate floor, UPVC French Doors leading to Rear Garden.

## Bedroom One

17'3 x 11'8 (5.26m x 3.56m)

UPVC window to front elevation, carpet to floor, radiator, plug sockets, centre ceiling light, built in wardrobe, tv aerial point.

## Bedroom Two

8'6 x 8'4 (2.59m x 2.54m)

UPVC window to front elevation, carpet to floor, radiator, plug sockets, centre ceiling light.

## Shower Room

Three piece suite comprising of walk-in combi shower and glass screen, vanity sink with cupboard under, low-level w.c. flush. Chrome ladder style radiator/towel rack. uPVC double glazed opaque window to side elevation.

## Stairs

Carpet to stairs and handrail leading to the loft room.

## Loft Room

15'0 x 14'0 (4.57m x 4.27m)

Good size loft room currently used as a bedroom, eaves storage, centre ceiling light, carpet to floor.

## Externally

Front; Driveway for off road parking for two/three vehicles and further driveway to side of property which is shared.

Rear; Private Garden mainly laid to lawn with borders stocked with plants, shrubs and mature trees. Patio area. Shed. Concrete base for Garage. Gated Side Access.

## Tenure

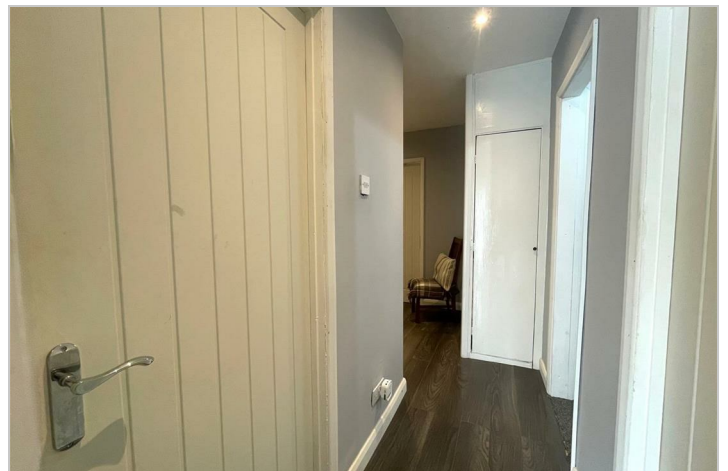
We are informed by the Seller that the tenure of this property is LEASEHOLD (933 years remaining), council tax band B.

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



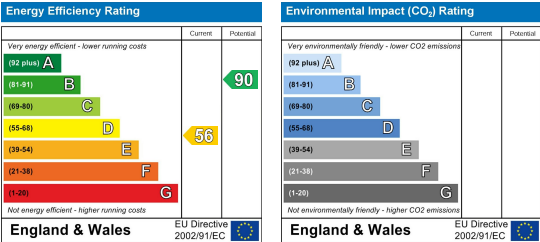
Floor Plan



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.