



## 74 Green Meadows

Westhoughton, BL5 2BN

**Offers in the region of £450,000**





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## Accommodation

Entering through the uPVC double glazed composite entrance door into the spacious entrance hallway.

## Entrance Hallway

21'5" x 6'0" (6.53m x 1.83m)

Welcoming Spacious Entrance Hallway with windows to side elevations. Part tiling to floor and part carpet, centre ceiling light, double radiator, plug sockets.

## Lounge

28'2" x 13'1" (8.59m x 3.99m)

uPVC double glazed window to front elevation, beautiful log burner with tiled hearth and sleeper mantle above, double radiator, carpet to floor, coving, plug sockets, tv aerial point. Open plan to Dining Room.

## Dining Room

uPVC double glazed french doors opening onto the beautiful patio area and garden. Space to site dining room table and chairs, coving, second radiator, plug sockets.

## Kitchen

15'7" x 8'8" (4.75m x 2.64m)

Beautiful modern fitted kitchen with a range of wall and base units and drawer units (soft closing) with complimentary work surfaces over, "Range Master" cooker with 5 ring hob and stainless steel extractor fan above, corner unit with built-in carousel, white ceramic one and half bowl sink unit with mixer tap (with instant hot water) and drainer, island unit with storage below, shelving unit, partial tiling to walls, plug sockets, space to site American fridge freezer,

built-in pantry unit, tiling to floor, Leading to the large Conservatory.

## Conservatory

15'7" x 8'8" (4.75m x 2.64m )

Vaulted reactive light glass ceiling, uPVC double glazed french doors leading to the beautiful rear garden, two modern radiators, plug sockets, tv aerial point.

## Inner Hallway

17'0" x 3'2" (5.18m x 0.97m)

Loft access, double radiator, centre ceiling light. The loft is boarded and has a loft ladder. The inner hallway leads off to all bedrooms and bathroom.

## Master Bedroom

17'4" x 10'4" (5.28m x 3.15m )

uPVC double glazed window to rear elevation overlooking the patio area and garden, white modern radiator, plug sockets, space to site bedroom furniture as desired, wooden flooring, built-in storage cupboard.

## Bedroom Two

13'2" x 9'3" (4.01m x 2.82m )

uPVC double glazed window to rear overlooking the gorgeous garden, centre ceiling light, plug sockets, double radiator, built-in wardrobes.

## En-Suite Shower Room

10'6" x 6'11" (3.20m x 2.11m)

Fully tiled double shower cubicle with shower attachment and glass screen door, vanity sink unit with storage below, tiled splash back, low-level w.c. flush. Tiling to floor, chrome radiator/towel rail, vent, uPVC double glazed opaque window to rear elevation.

### Bedroom Three

13'2" x 9'9" (4.01m x 2.97m)

Two uPVC double glazed windows to front elevation, centre ceiling rose and light, built in wardrobes with drawers and shelving unit, double radiator, carpet to floor, plug sockets.

### Bedroom Four

8'11" x 6'11" (2.72m x 2.11m)

uPVC double glazed window to side elevation, radiator, centre ceiling light, plug sockets, carpet to floor.

### Family Bathroom

Stylish bathroom suite comprising of; triple shower with combi shower over and hand held attachment, glass shower screen, low-level w.c. flush, vanity sink with mixer tap and storage below and tiled splash back. Tiling to floor, coving, chrome ladder style towel rail/radiator, built in storage cupboard housing the newly installed combi boiler (advised by vendor installed six months ago), vent, uPVC double glazed opaque window to side elevation.

### Integral Double Garage

16'5" x 16'4" (5.00m x 4.98m)

Electric garage door, strip light to ceiling, loft access, plumbed for auto washer and plumbed for dryer. Under counter fridge and under counter freezer, built-in wall and base units, water tap and stop cock. Gas meter, fuse box, plug sockets.

### Tenure

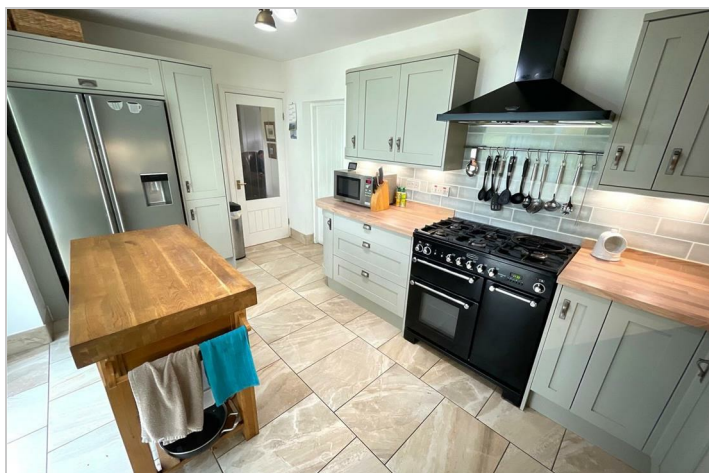
We are informed by the Seller that the tenure of this property is FREEHOLD

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.

### Council Tax Band

We understand the property is in council tax band E this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer





Road Map



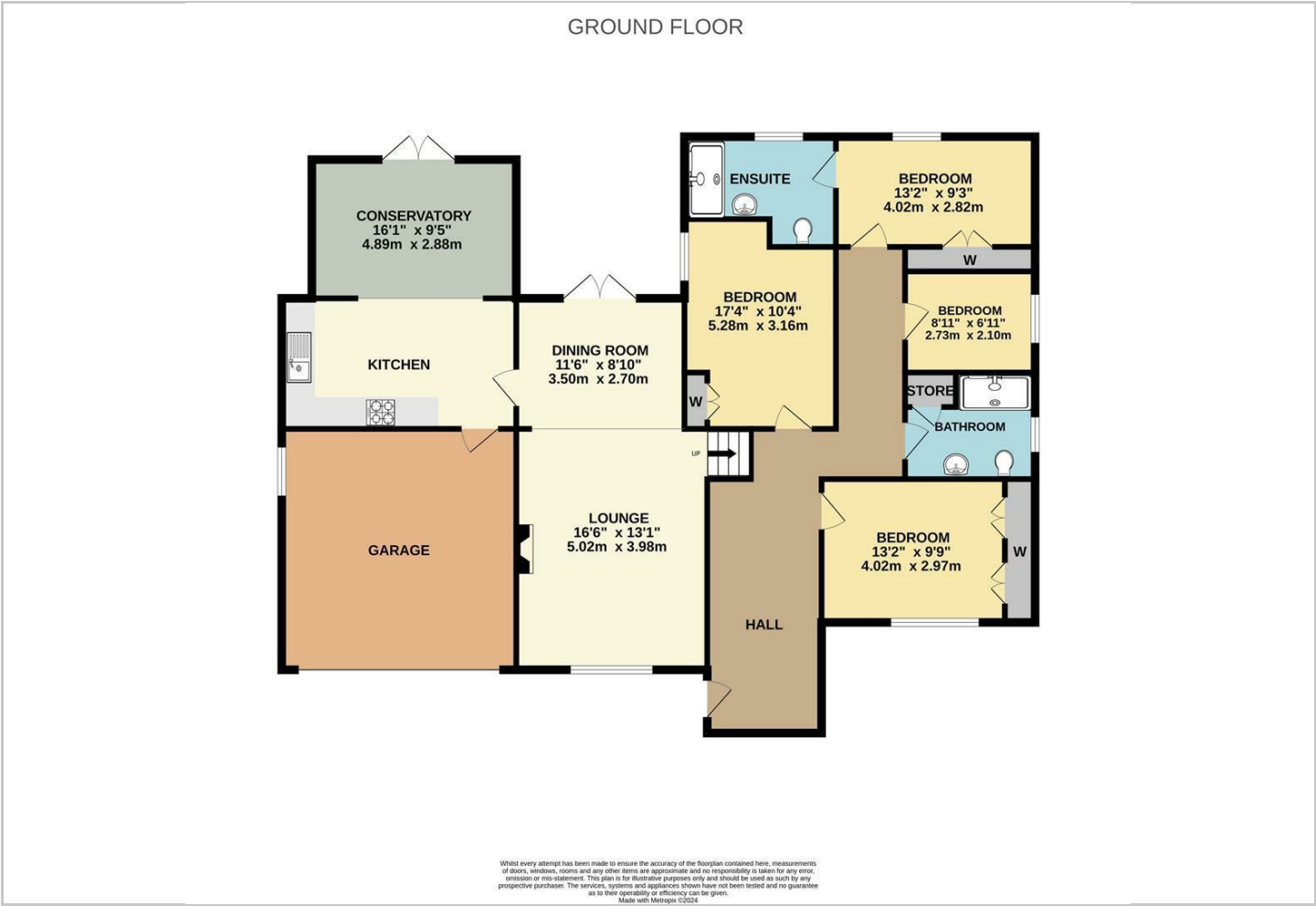
Hybrid Map



Terrain Map



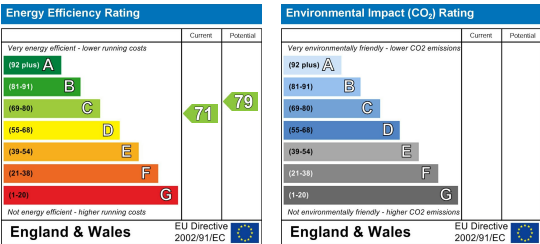
Floor Plan



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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