



59 Central Drive

Westhoughton, BL5 3DU

Offers in the region of £210,000



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Accommodation Comprises

Enter through the uPVC double glazed door with opaque glass patterned inserts into the entrance porch.

Porch

Carpet to floor, cupboard housing meters, wall light.

Lounge

20'6" x 11'11" (6.25m x 3.63m)

uPVC double glazed bay window to front elevation overlooking the front garden, wall lights, carpet to floor, two double radiators, wall mounted electric fire, plug sockets, under stairs storage, stairs leading to first floor.

Kitchen

11'10" x 8'0" (3.61m x 2.44m)

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, gas hob with extractor fan above, integrated oven and grill, wall mounted Baxi boiler, space and plumbed for auto washer, space to site fridge freezer, space for dishwasher/tumble dryer, tiled flooring, centre ceiling strip light, partial tiling to walls, plug sockets. uPVC double glazed window to rear elevation overlooking the private rear garden, uPVC double glazed door with opaque glass insert.

Stairs/Landing

6'11" x 5'7" (2.11m x 1.70m)

White balustrade unit, carpet to floor, plug sockets, centre ceiling light, loft access.

Bedroom One

12'0" x 10'4" (3.66m x 3.15m)

uPVC double glazed window to front elevation, built in wardrobes, radiator, carpet to floor, centre ceiling lights, plug sockets.

Bedroom Two

11'11" x 10'6" (3.63m x 3.20m)

uPVC double glazed window to rear elevation, fitted wardrobes, plug sockets, radiator, carpet to floor, centre ceiling light, storage cupboard.

Family Bathroom

6'9" x 6'1" (2.06m x 1.85m)

Three-piece suite comprising bath with electric Triton shower over, low level w.c. flush, pedestal sink with mixer tap. Fully tiled walls, vinyl flooring, double radiator, centre ceiling light, vent mounted to ceiling, wall mounted cupboard.

External

Front: Garden laid mainly to lawn with borders stocked with flowers and shrubs. Pathway leading to front entrance door. Driveway for off road parking. Gated access to side.

Rear: Wrap around gardens to side and rear. Large garden shed. Gated rear and side access. Single Detached Garage to rear of property.

POTENTIAL TO EXTEND TO THE SIDE AND REAR (SUBJECT TO PLANNING PERMISSION).

Detached Garage

Detached Single Garage to Rear of Property.

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. 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



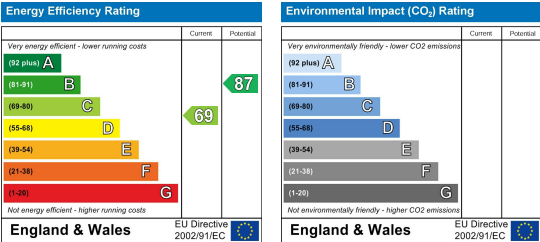
Floor Plan



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.