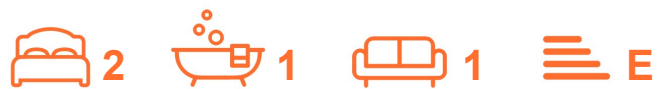




Coverdale Road

Westhoughton, BL5 3RG

Offers over £160,000



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Accommodation comprises

Enter via the uPVC double glazed door with glass patterned inserts into entrance hallway.

Entrance Hallway

Stairs leading to first floor. Carpet to floor, alarm panel, centre ceiling light, door through to lounge.

Lounge

15'7" x 11'0" (4.75m x 3.35m)

uPVC double glazed bay window to front elevation, Adam style fire surround with marble effect back and hearth, gas fire, centre ceiling light, double radiator, carpet to floor, coving, tv aerial point, picture rail.

Kitchen/Diner

14'6" x 9'2" (4.42m x 2.79m)

Fitted with a range of wall and base units with complimentary work surfaces over, electric cooker, oven and grill, extractor canopy over, space to site fridge freezer, space for auto washer, partial tiling to walls, plug sockets, ceiling spotlights, double radiator, laminate flooring, picture rail, space to site dining table and chairs, under stairs storage cupboard with uPVC double glazed opaque window to side elevation, (potential to create a downstairs w.c. if required), uPVC double glazed door to rear elevation, two uPVC double glazed windows to rear elevation overlooking the private rear garden.

Stairs/Landing

Carpet to stair leading to landing. Handrail to stairs. Landing with centre ceiling light, loft access.

Bedroom One

12'0" x 11'4" to wardrobe space (3.66m x 3.45m to wardrobe space)

uPVC double glazed window to front elevation, radiator, carpet to floor, centre ceiling light, picture rail. Built in wardrobes with matching dressing table and beside cabinets.

Bedroom Two

11'1" x 7'1" (3.38m x 2.16m)

uPVC double glazed window to rear elevation (private aspect to rear), carpet to floor, radiator, centre ceiling light, plug sockets. Space to site bedroom furniture as desired.

Family Bathroom

7'11" x 7'1" (2.41m x 2.16m)

Three piece suite comprising; Bath with shower attachment over, low level w.c. pedestal sink with mixer tap. Fully tiled walls, vinyl flooring, storage cupboard with shelving, radiator, uPVC double glazed opaque window to rear elevation.

External

Front: Walled front garden laid mainly to flag with circular design, pebbled borders, mature trees. Gated access to driveway leading to detached garage.

Rear: Paved garden with private aspect to rear. Border stocked with trees, plant and shrubs.

Detached Garage

Tenure

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

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

We understand the property is in council tax band this information has been taken from Valuation Office Agency www.voa.gov.uk website.

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



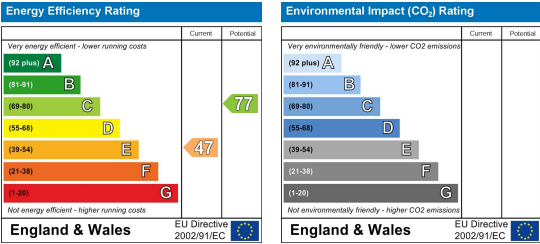
Floor Plan



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.