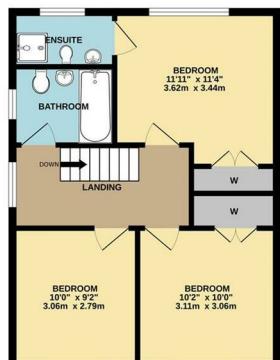
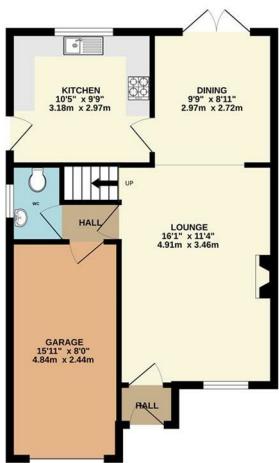




## 26 Churnet Close

Westhoughton, BL5 3LF

**£299,500**



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## Accommodation Comprises

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

### Porch

4'7" x 3'7" (1.40m x 1.09m)

Carpet to floor, centre ceiling light, wall mounted alarm panel.

### Lounge / Dining Room

27'8" x 11'3" (8.43m x 3.43m)

Lounge area with uPVC double glazed window to front elevation, two radiators, carpet to floor, plug sockets, tv aerial point, coving, Adam style marble effect fire surround with matching back and hearth, gas fire.

Dining Room with radiator, carpet to floor, coving, centre ceiling light, plug sockets, uPVC french doors opening onto the beautiful rear garden.

### Fitted Kitchen

10'5" x 9'9" (3.18m x 2.97m)

Fitted with a range of white wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, four ring gas hob and integrated oven and grill with extractor canopy over, partial tiling to walls, tiling to floor, under counter fridge, integrated auto washer, double radiator, under stairs storage cupboard/pantry with internal shelving, uPVC double glazed window to rear elevation overlooking the lovely rear garden, uPVC double glazed door with opaque window to side elevation.

### Inner Hallway

Carpet to floor, centre ceiling light. Integral door leading to garage.

### Ground Floor Wc

6'3" x 4'5" (1.91m x 1.35m)

Low level w.c. flush, wall mounted sink with mixer tap,

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

### First Floor/L-shape Landing

15'4" x 6'4" (4.67m x 1.93m)

Stairs leading to spacious L-shaped landing with carpet to floor, balustrade unit, uPVC double glazed window to side elevation, centre ceiling light, coving, loft access, cupboard with shelving housing hot water cylinder.

### Master Bedroom (en-suite)

11'11" x 11'4" (3.63m x 3.45m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden, carpet to floor, built in wardrobes with over head storage cupboards, dressing table with overhead storage cupboards and matching drawer units, plug sockets, coving, centre ceiling light.

### En-Suite Shower Room

7'10" x 4'10" (2.39m x 1.47m)

Shower cubicle with shower and hand held attachment, low level w.c. flush, pedestal sink with mixer tap. Carpet to floor, radiator, fully tiled walls, wall mounted mirrored medicine cabinet, centre ceiling light, uPVC double glazed window to side elevation.

### Bedroom Two

10'2" x 10'0" (3.10m x 3.05m)

Double Bedroom with uPVC double glazed window to front elevation, carpet to floor, radiator, built in wardrobes and matching dressing table and matching drawers, centre ceiling light, plug sockets.

### Bedroom Three

10'0" x 9'2" (3.05m x 2.79m)

Further double bedroom with uPVC double glazed window to front elevation, carpet to floor, radiator, centre ceiling light, plug sockets.

## Family Bathroom

8'3" x 5'2" (2.51m x 1.57m)

Three piece suite comprising bath with electric Mira shower over and glass sliding shower screen, vanity sink with mixer tap and storage below, low level w.c. flush. Fully tiled walls, tiling to floor, ceiling spotlights, uPVC double glazed opaque window to side elevation.

## Integral Garage

Wall mounted boiler, power and light, up and over door. Internal door access to property. The garage could be converted into an additional room.

## External

Rear Garden: Private Garden Laid mainly to lawn. paved patio/entertaining area, borders stocked with flower, shrubs. mature trees and hedges for privacy, fenced panelled boundaries. Gated side access to both sides of property.

Front: Large front garden laid mainly to lawn, trees, and side garden with gated side access. Driveway allowing off road parking for up to two vehicles.

## Tenure

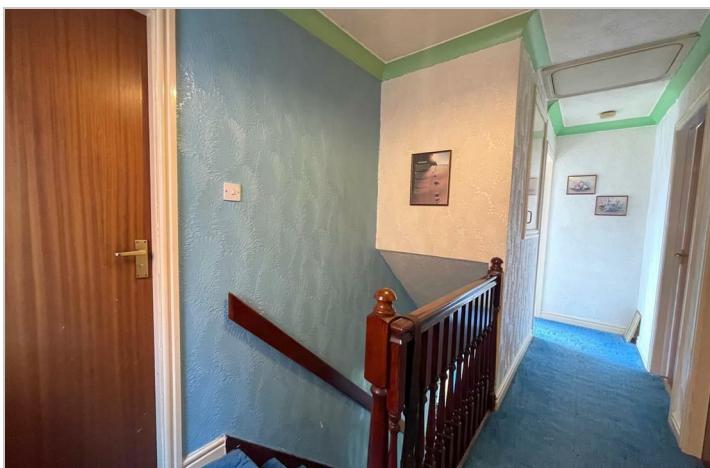
We are informed by the Seller that the tenure of this property is FREEHOLD

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



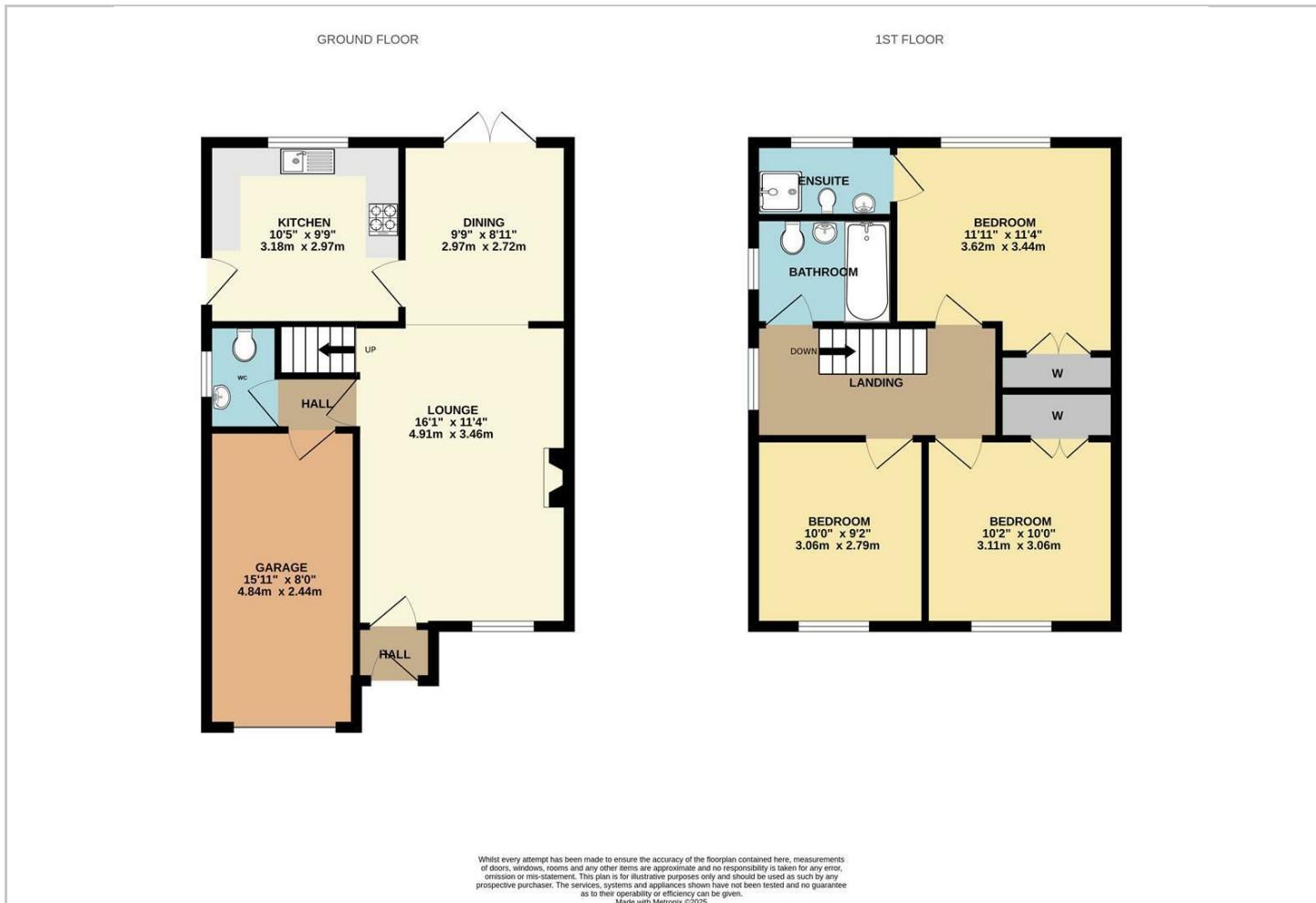
## Hybrid Map



## Terrain Map



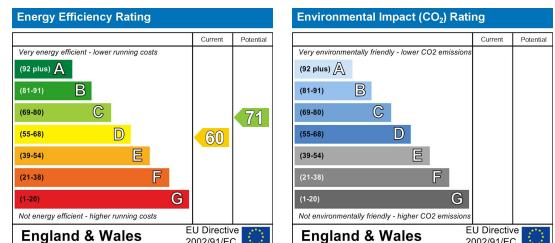
## Floor Plan



## 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.