charlesworth estates.co.uk

418 Leigh Road

Westhoughton, BL5 2JY

£210,000

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

Entrance Hallway
15'11" x 3'2" (4.85m x 0.97m)
LVT Oak effect flooring, double radiator, centre ceiling light, coving, plug sockets, Stairs leading to first floor.

Lounge
12'2" x 11'9" (3.71m x 3.58m)
uPVC double glazed window to front elevation with most pleasant outlook. Within the sitting room; double radiator, shelving, cupboard housing utility meters, white fire surround and brick and slate base set to chimneybreast set into recess (ideal for a log burner), tv aerial point, coving, ceiling spotlights, LVT oak effect flooring, plug sockets.

Dining Room/Reception Room Two
15'4" x 15'4" (4.67m x 4.67m)
LVT oak effect flooring, centre ceiling light, ceiling spotlights, double radiator, coving, brick chimney breast and slate base, uPVC double glazed french doors opening onto beautiful rear garden and patio. Space to site dining room table and chairs, under stairs storage cupboard.

Striking Kitchen
12'0" x 7'2" (3.66m x 2.18m)
Modern kitchen fitted with a range of white shaker style wall and base units with complimentary work surfaces over, one and half bowl butler style sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, integrated fridge freezer, Bosch oven and grill, Bosch induction hob with extractor fan above, plug sockets, ceiling spotlights, two modern hanging designer lights, under plinth lighting, under cupboard lighting, double radaitor, LVT oak effect flooring, uPVC double glazed window to rear elevation and further uPVC double glazed window to side elevation, composite door with glass patterned insert.

Stairs leading to landing
Grey carpet to stairs.

Landing
15'3" x 5'9" (4.65m x 1.75m)
Spacious 'U Shape' landing with white balustrade unit, two centre ceiling lights, plug sockets, loft access via retractable loft ladder (advised by vendor loft partially boarded).

Master Bedroom
13'5" x 12'2" (4.09m x 3.71m)
uPVC double glazed window to front elevation with most pleasant outlook over lodge. Fitted wardrobes, dressing table and matching drawer units. Double radiator, centre ceiling light, grey carpet, plug sockets.

Bedroom Two
12'0" x 7'2" (3.66m x 2.18m)
Double bedroom with uPVC double glazed window to side elevation, double radiator, centre ceiling lights, grey carpet, plug sockets.

Bedroom Three
9'5" x 9'0" (2.87m x 2.74m)
Further double bedroom with uPVC double glazed window to rear elevation, double radiator, centre ceiling lights, grey carpet, plug sockets. Space to site bedroom furniture as desired.

Stylish Bathroom Suite
9'0" x 5'11" (2.74m x 1.80m)
Modern four piece bathroom suite comprising; Corner shower cubicle with combi shower (fully tiled), bath with mixer tap and separate shower hose attachment, low level w.c. flush, vanity sink with mixer tap and storage below. Tiled flooring, partial tiling to walls, ceiling spotlights, vent, tall chrome towel rail/radiator.

Additional Information
Advised by vendor; 8 years ago the property was stripped back to brick, re-plastered throughout, re-wire, new combi boiler pipework and radiators, new uPVC windows and doors fitted. Damp proof course.

External
Front: Pebbled front garden with dwarf boundary wall, footpath leading to entrance door.

Rear: Private rear garden with paved patio/entertaining area. Laid mainly to lawn, brick built shed, gated access to rear (allowing off road parking), electric power point, water tap, walled boundaries.

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 B 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

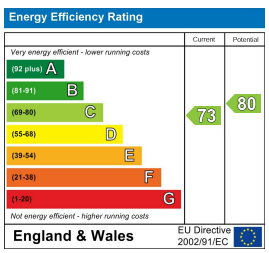
Terrain Map

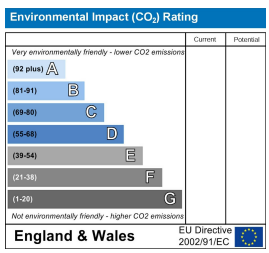
Floor Plan

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





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