



3 Gunters Avenue

Westhoughton, BL5 2HD

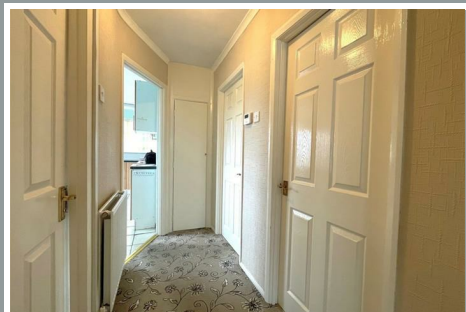
£195,000



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Accommodation

Entering through the uPVC double glazed entrance door via the side elevation.

Lounge

17'3" x 11'8" (5.26m x 3.56m)

uPVC double glazed bay window to front elevation, gas fire, centre ceiling light fitting, radiator, plug sockets, carpet to floor.

Kitchen

15'5" x 7'8" (4.70m x 2.34m)

Fitted kitchen with a range of wall and base units and complimentary work surfaces over, stainless steel sink and drainer unit, gas hob with extractor canopy over, electric oven, space and plumbing for auto washer, space for fridge freezer, space for dishwasher, radiator, plug sockets, centre ceiling light fitting, tiling to floor and part tiling to walls. uPVC double glazed bay window to front elevation, and uPVC double glazed window and door to side elevation, wall mounted combi boiler (21 months old).

Inner Hallway

8'8 x 3'4 (2.64m x 1.02m)

Carpet to floor, storage cupboard, loft access, centre ceiling light fitting. The loft is accessed via loft ladder and the loft is boarded with power and light.

Bedroom One

13'6" x 10'1" (4.11m x 3.07m)

Centre ceiling light fitting, radiator, carpet to floor. Space to site bedroom furniture as desired, plug sockets, uPVC double glazed window.

Bedroom Two

9'4" x 8'2" (2.84m x 2.49m)

Carpet to floor, radiator, plug sockets, centre ceiling light. Space to site bedroom furniture as desired, uPVC patio doors leading to Conservatory.

Shower Room

Three piece suite comprising of walk-in combi shower and glass screen, pedestal sink, low-level w.c. flush. Chrome ladder style radiator/towel rack. uPVC double glazed opaque window to side elevation.

Conservatory

17'8" x 9'3"

uPVC double glazed window to side elevation, uPVC double glazed french doors with windows to rear elevation leading to garden, plug sockets, radiator.

Externally

Front; Driveway for off road parking leading to detached garage. Garden to the front.

Rear; Private Garden mainly laid to lawn with borders stocked with flowers, plants and shrubs. Patio area. Shed.

Detached Garage

Detached Garage with Electric Door, Power and Light.

Loft

Advised by vendor the loft is accessed via loft ladder and the loft is boarded and has power and light.

Additional Information

The vendor has advised the combi boiler is 21 months old. A new roof was fitted 6 years ago.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (933 years remaining)

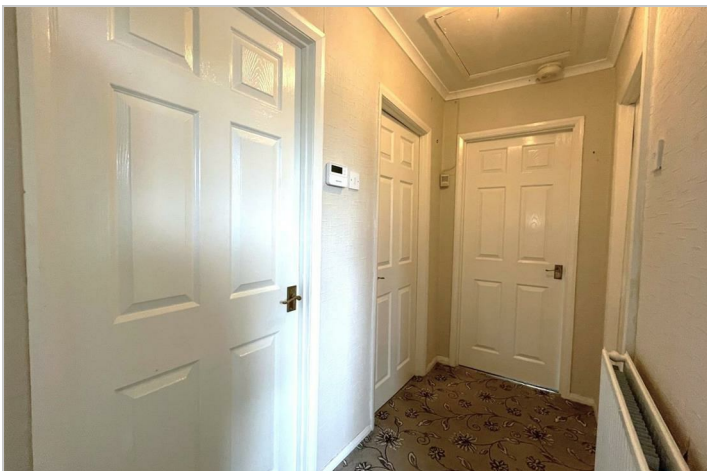
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Disclaimer

All Properties

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Road Map



Hybrid Map



Terrain Map



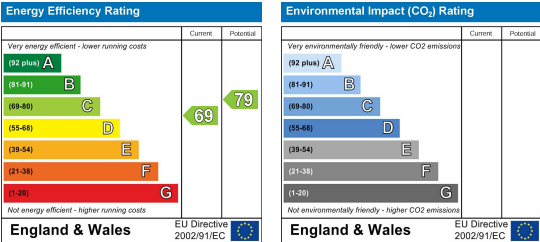
Floor Plan



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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