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16 Hatherlow Court

Westhoughton, BL5 3ZF

Offers in the region of £130,000

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Entering through the communal door to the communal hallway.

Entrance Hallway

11'2" x 8'8" to widest point (3.40m x 2.64m to widest point)
Enter into this beautiful apartment through the front entrance door, this spacious L shaped hallway comprises of; laminate flooring, centre ceiling light, coving, radiator, wall mounted telephone intercom, storage cupboard housing the consumer box, and further storage cupboard housing the hot water cylinder, wall mounted central heating controller, plug sockets.

Spacious Lounge / Diner

18'10" x 12'10" (5.74m x 3.91m)
Five uPVC double glazed windows to rear of the property allowing in plenty of natural light into this room, double radiator, laminate flooring, ceiling spotlights, plug sockets, tv aerial point, coving, decorative fire with stone effect back and hearth.

Modern Fitted Kitchen

11'9" x 7'1" (3.58m x 2.16m)
Modern fitted kitchen with a range of mahogany wall and base units and complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, space and plumbed for auto washer, integrated fridge freezer, electric oven with integrated oven and extractor canopy above, radiator, tiled flooring, ceiling spotlights, partial tiled walls, plug sockets, uPVC double glazed window to front elevation.

Bedroom One

11'8" x 10'5" (3.56m x 3.18m)
uPVC double glazed window to rear elevation overlooking the communal gardens, carpet to floor, fitted wardrobes, centre ceiling light, plug sockets.

Bedroom Two

13'3" x 9'2" (4.04m x 2.79m)
uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, radiator, plug sockets.

Bathroom Suite

7'2" x 5'6" (2.18m x 1.68m)
This modern bathroom suite comprises of; Bath with over bath shower and shower attachment, glass screen, partial tiling to walls, vanity sink with mixer tap and storage cupboard below, low level w.c. flush. Wall mounted cabinet and wall mounted mirror, chrome radiator/towel rail, shaver socket, ceiling spotlights, extractor fan.

Service Charge

£92.26 per month

Lease

Ground Rent £140.00 per annum - 155 years remaining on the lease from 01.01.2005

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.





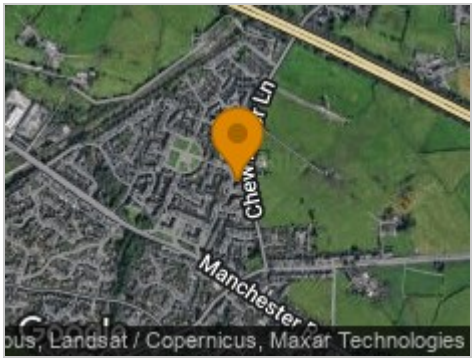




Road Map



Hybrid Map



Terrain Map

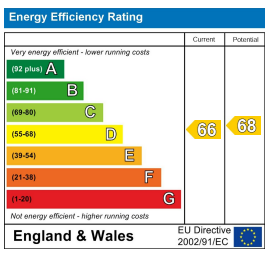


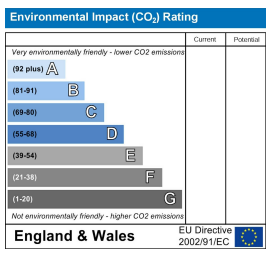
Floor Plan

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.