



16 Bow Lee Crescent

Westhoughton, BL5 3FW

Offers in excess of £255,000



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Accommodation Comprises

Entering into this Fabulous and Spacious Family Home with Neutral Decor Throughout via the ROC door with diamond cut patterned obscured glass insert, leading to:-

Entrance Hallway

Centre ceiling light, double radiator, carpet to floor, alarm panel.

Downstairs w.c.

5'4" x 3'3" (1.63m x 0.99m)

Wall mounted sink basin with mixer tap and tiled splashback, low-level wc flush. Centre ceiling light, tiling to floor, double radiator, partial tiling to walls.

Lounge

16'10" x 12'10" (5.13m x 3.91m)

Spacious and light filled room with uPVC double glazed window to front elevation, two centre ceiling lights, plug sockets, carpet to floor, two double radiators, under stairs storage housing meter.

Modern Kitchen/Diner

15'9" x 11'4" (4.80m x 3.45m)

Kitchen area: Fitted with a range of modern grey wall and base units (soft closing) with grey speckled complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, gas hob with stainless steel extractor fan above, integrated dishwasher, integrated auto washer, integrated drawer units, integrated fridge freezer, integrated oven. Plug sockets, tiling to floor, cupboard housing wall mounted IDEAL LOGIC combination boiler.

Dining area: French doors opening onto the lovely

rear garden. Tiling to floor, double radiator, plug sockets, centre ceiling light.

Stairs leading to First Floor

White balustrade unit with hand rail (part wooden - part white), carpet to stairs and carpet to landing. Loft access, centre ceiling light, plug sockets.

Master Bedroom

11'0" x 10'10" (3.35m x 3.30m)

uPVC double glazed window to rear elevation, grey carpet to floor, centre ceiling light, double radiator, plug sockets, built-in storage cupboard, tv aerial point, space to site bedroom furniture as desired.

En-Suite Shower Room

8'0" x 4'7" (2.44m x 1.40m)

Fully tiled double shower cubicle with combi shower, low level w.c. flush, pedestal sink with mixer tap, tiling to floor, partial tiling to walls, halogen ceiling spotlights. uPVC double glazed opaque window to side elevation.

Bedroom Two

10'10" x 8'3" (3.30m x 2.51m)

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

Bedroom Three

7'1" x 6'8" (2.16m x 2.03m)

uPVC double glazed window to front elevation, centre ceiling light fitting, double radiator, plug sockets.

Family Bathroom

8'3 x 6'5" (2.51m x 1.96m)

Three piece suite in white comprising; Bath with combi shower over and fully tiled walls, pedestal sink with mixer tap, low-level w.c. flush. Tiling to floor, halogen ceiling spotlights, double radiator, uPVC double glazed opaque window to side elevation.

External

Gardens to front with paving to front door. Driveway allowing off road parking to the side of the property.

Large Rear Garden mainly laid to lawn and paving/patio area.

Tenure FREEHOLD

10 year NHBC Build warranty.

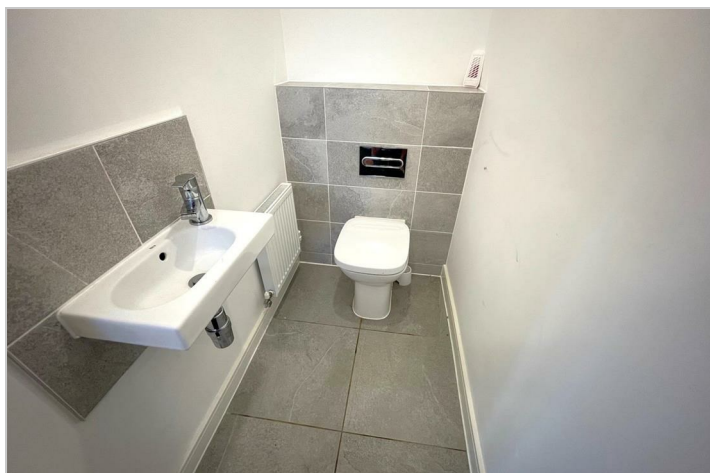
Council Tax Band

We understand the property is in council tax B 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



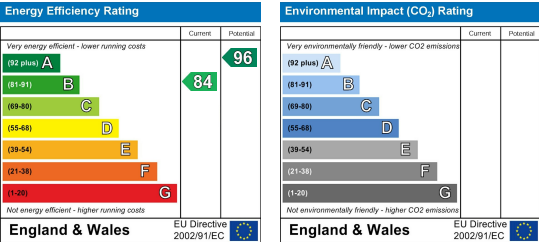
Floor Plan



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.