



Offers in the region of £84,000

61 Alexandria Drive, Westhoughton, BL5 3HF

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*** SOLD WITHIN 48 HOURS *** Charlesworth Estates are delighted to offer FOR SALE this beautiful and spacious first floor apartment located on Alexandria Drive in the sought-after area of Westhoughton. This delightful property boasts a spacious reception room, one bedroom, and a shower room, offering comfortable living spaces for you to enjoy. This fully furnished apartment provides a warm and inviting atmosphere, perfect for those seeking a cozy home to settle into. The property comes with the added convenience of a single garage on a separate plot, ensuring ample space for your vehicle or additional storage needs. Situated in a desirable location this apartment is close to all the amenities offered in Westhoughton town centre, motorway links and Westhoughton train station. The absence of a NO ONWARD CHAIN simplifies the buying process, allowing for a smooth transition into your new abode. Don't miss out on the opportunity to make this lovely apartment your own. Contact us today to arrange a viewing and experience the comfort and convenience that this property has to offer on Alexandria Drive.

Accommodation

Entering through the uPVC double glazed door into entrance hallway.

Entrance Hallway

9'11" x 3'0" (3.02m x 0.91m)

Centre ceiling light, loft access, laminate flooring, plug sockets, electric radiator.

Kitchen

8'9" x 9'4" (2.67m x 2.84m)

Fitted with a range of white wall and base units with complimentary work surfaces over, built in electric oven, stainless steel sink with drainer and mixer tap, space for washing machine, under counter fridge and under counter freezer, plug sockets, centre ceiling light, partial tiling to walls, uPVC double glazed window to rear elevation with private aspect.

Lounge

16'10" x 10'5" (5.13m x 3.18m)

Spacious lounge and dining area. Large uPVC double glazed window to front elevation, two electric radiators, centre ceiling light, plug sockets, tv aerial point.

Bedroom

17'2" x 8'10" (5.23m x 2.69m)

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, plug sockets, electric radiator, space to site bedroom furniture as desired.

Shower Room

7'1" x 6'3" (2.16m x 1.91m)

Walk in shower with MIRA electric shower and hand held attachment, pedestal sink, low level wc flush. Fully tiled walls, medicine cabinet, chrome ladder style radiator, vent, grey flooring, centre ceiling light.

Garage

Single garage located on separate plot.

External

Garden to front.

Tenure

We are informed by the Seller that the tenure of this property is Leasehold (951 years remaining).

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 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.

