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21 Collingwood Way

Westhoughton, BL5 3TS

Offers over £235,000

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Entering into the property through the uPVC front entrance door into entrance hallway.

Entrance Hallway
Laminate flooring, centre ceiling light, radiator, stairs leading to first floor.

Spacious Lounge
15'11" x 11'4" (4.85m x 3.45m)
uPVC double glazed window to front elevation, double radiator, laminate flooring, centre ceiling light, two wall lights, marble effect fire surround with marble effect back and base, fire (which we understand from vendor the fire is capped off), plug sockets, tv aerial point, coving to ceiling.

Kitchen/Diner
14'8" x 8'3" (4.47m x 2.51m)
Kitchen fitted with a range of white wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with hose mixer tap and drainer, electric oven and grill with extractor hood above, plumbed and space for washing machine, space for tall fridge freezer, plug sockets, centre ceiling light.

Dining area with double radiator, space to site table and chairs, plug sockets, under stairs storage cupboard, centre ceiling light, two uPVC double glazed windows to rear elevation allowing plenty of natural light, coving to ceiling, uPVC double glazed door.

First Floor
Carpet to stairs, balustrade unit.

Landing
Carpet to floor, loft access (advised by vendor loft is partially boarded with loft ladder), ceiling spotlights, uPVC double glazed window to side elevation.

Bedroom One
12'7" x 8'2" (3.84m x 2.49m)
uPVC double glazed window to front elevation, radiator, laminate flooring, built in wardrobes, plug sockets.

Bedroom Two
11'6" x 8'3" (3.51m x 2.51m)
uPVC double glazed window to rear elevation, radiator, spotlights to ceiling, plug sockets, carpet to floor, space to site bedroom furniture as desired.

Bedroom Three
9'4" x 6'5" (2.84m x 1.96m)
uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, radiator, cupboard housing combi boiler.

Family Bathroom
6'3" x 5'10" (1.91m x 1.78m)
Modern bathroom suite comprises of; 'P' shape bath with combi shower over and separate shower attachment, low level w.c. flush, pedestal sink with mixer tap. Partial tiling to walls, centre ceiling light, radiator, laminate flooring, uPVC double glazed opaque window to rear elevation.

External
Rear garden laid mainly with astro turf, paved patio/entertaining area, large summer house (with electric and water supply).

There is the potential for an extension to the rear and side of the property (subject to planning permission)

Front garden laid mainly to lawn, driveway with double gates allowing off road parking.

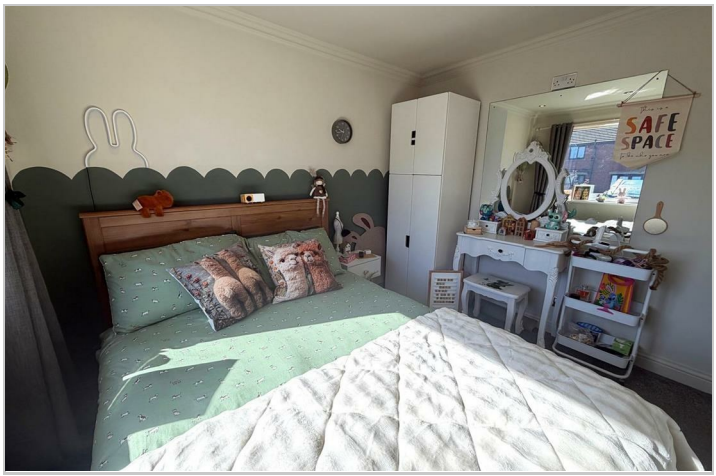
Council Tax

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



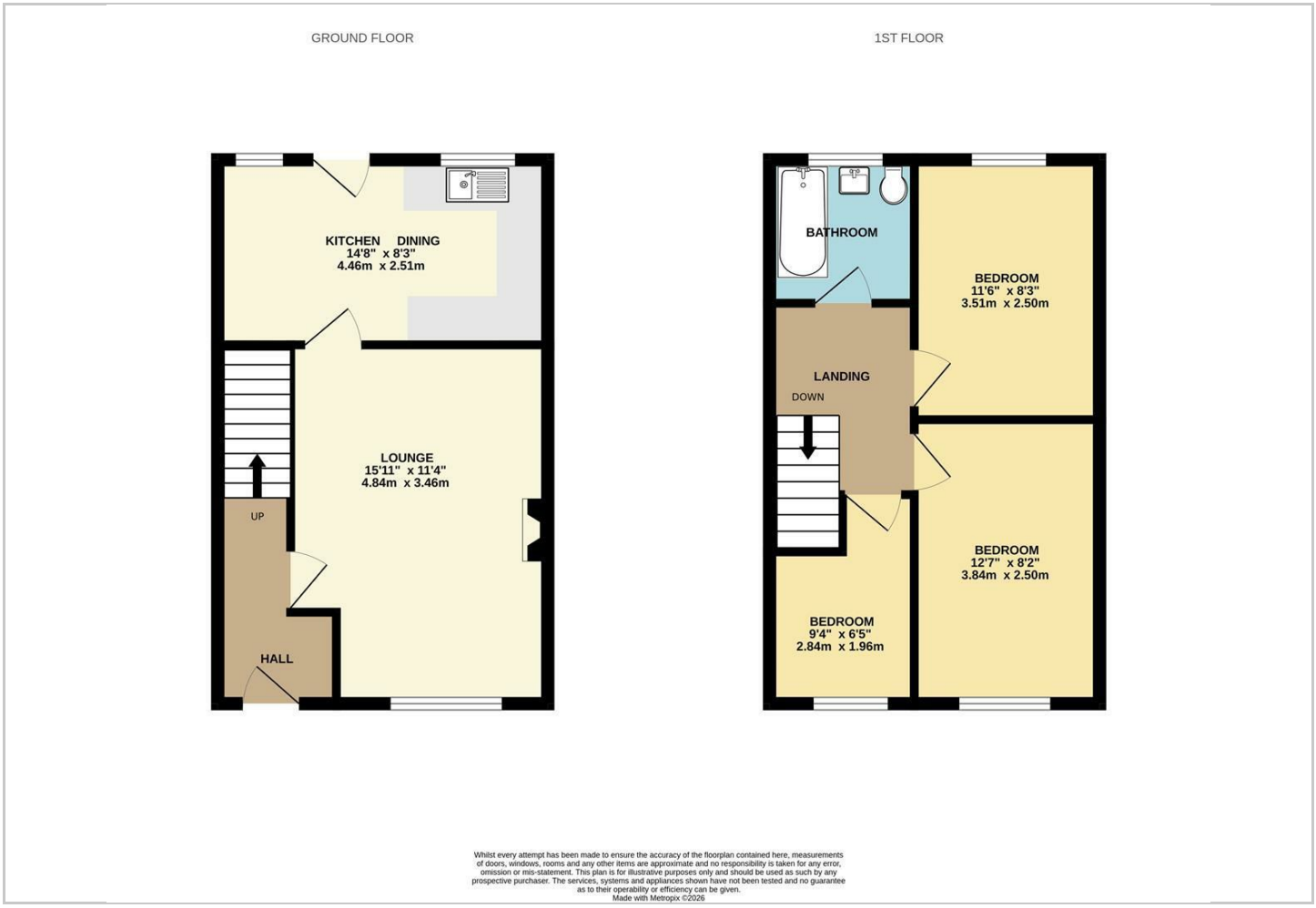
Hybrid Map



Terrain Map



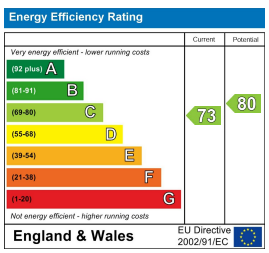
Floor Plan

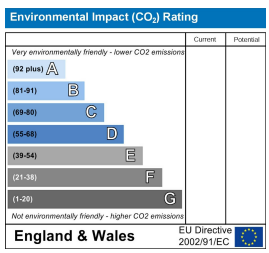


Viewing

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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