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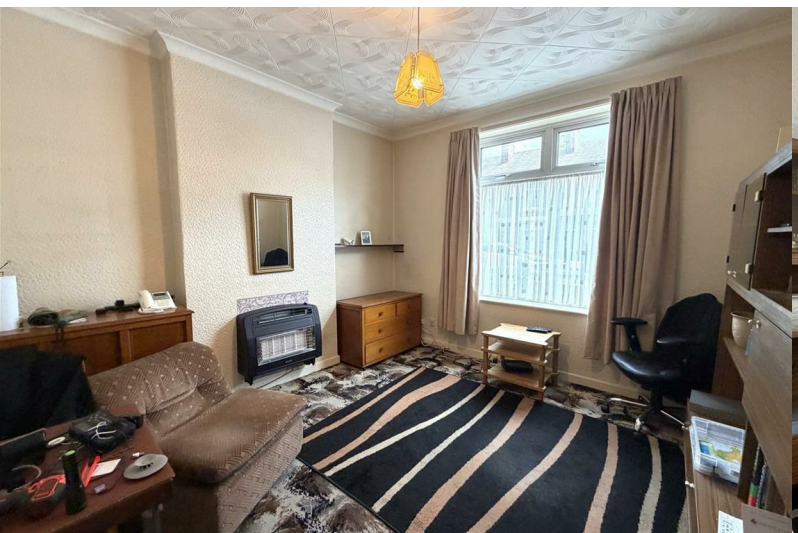


40 King Street

Westhoughton, BL5 3AX

£160,000

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Accommodation Comprises
Entering through the front entrance door into the porch. Carpet to floor, cupboard housing utility meters

Entrance Hallway
11'10" x 3'5" (3.61m x 1.04m)
Welcoming entrance hallway with carpet to floor, centre ceiling light, stairs leading to the first floor.

Lounge
12'4" x 12'1" (3.76m x 3.68m)
uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, coving, plug sockets, gas fire mounted to wall, tv aerial point.

Second Sitting Room/Dining Room
15'6" x 12'7" (4.72m x 3.84m)
Window looking through to the Conservatory, carpet to floor, centre ceiling light, coving, plug sockets, tv aerial point, gas fire mounted to wall, uPVC double glazed window, plug sockets, uPVC double glazed window to side elevation, sliding door to under-stairs storage which is a great size (9'11" x 2'11") with internal shelving and light. This second reception room is large enough for an extra sitting room and dining area.

Kitchen
8'6" x 7'6" (2.59m x 2.29m)
The kitchen is fitted with wall and base units with complimentary work surfaces over, sink with drainer, space and plumbed for washing machine, space to sight tall fridge freezer, vinyl flooring, centre ceiling light, plug sockets, uPVC double glazed window looking through to the Conservatory (this room could be opened up into the conservatory space to have a much larger kitchen with island).

Conservatory/Lean-to
9'6" x 8'8" (2.90m x 2.64m)
uPVC double glazed window to side elevation, uPVC double glazed window and uPVC double glazed door to rear elevation leading onto rear paved courtyard garden. Carpet tiles to floor, plug sockets, strip centre ceiling light.

Stairs leading to Landing
Carpet to stairs, wooden handrail, wooden balustrade unit.

U-shaped Spacious Landing
12'8" x 5'2" (3.86m x 1.57m)
uPVC double glazed window to side elevation, carpet to floor, plug sockets, wall mounted central heating thermostat control, built in wardrobes, centre ceiling light.

Bedroom One
15'6" x 12'4" (4.72m x 3.76m)
Larger than average bedroom with ample space to site bedroom furniture as desired, uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, coving, plug sockets.

Bedroom Two
9'4" 8'10" (2.84m 2.69m)
uPVC double glazed window to rear elevation, cupboard housing the combi boiler (advised by vendor 4 years old), plug sockets, coving, centre ceiling light, double radiator.

Family Bathroom
10'5" x 5'10" (3.18m x 1.78m)
Good size bathroom comprising of; Bath, low level Wc flush, pedestal sink. Double radiator, carpet to

floor, centre ceiling light, uPVC double glazed window to rear elevation.

External

Front: Paved front garden with walled boundary and gate.

Private Rear Courtyard: Laid mainly to flag, garden shed, outhouse with original gardeners Wc. Mature hedges to rear and side for added privacy. Gated rear access.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (875 YEARS REMAINING)

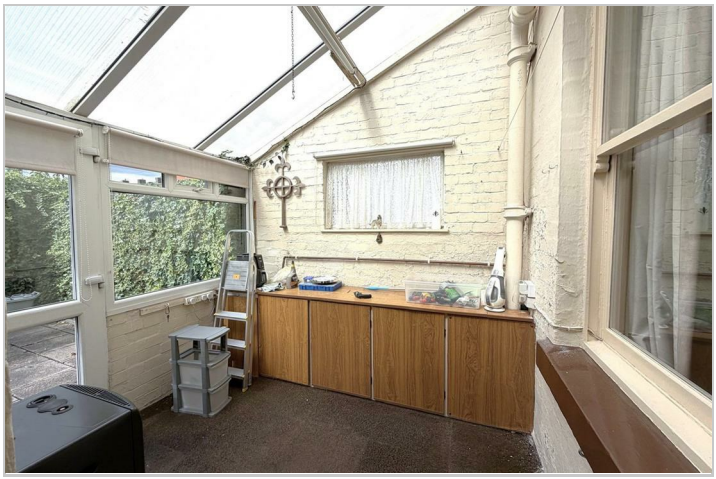
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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



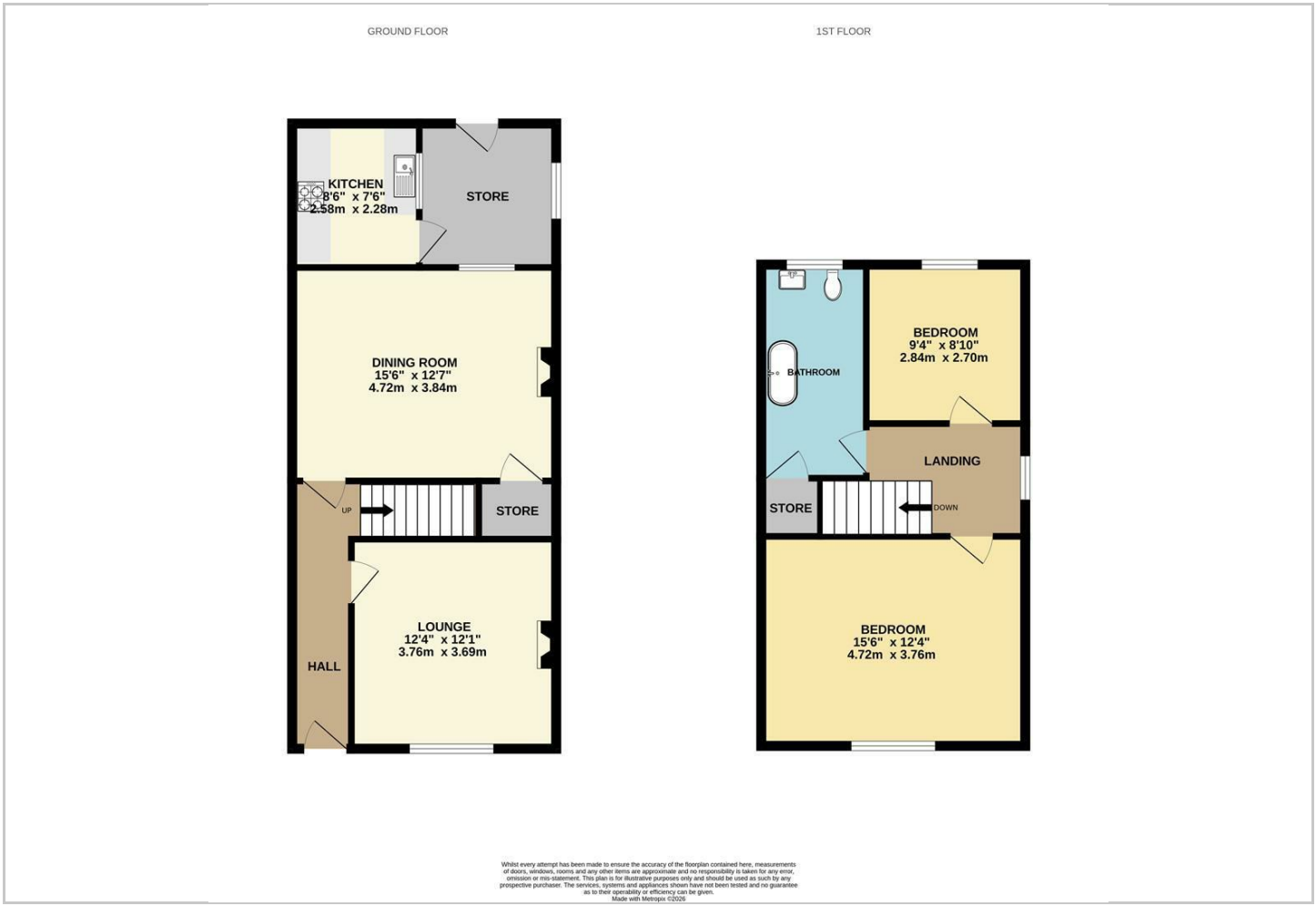
Hybrid Map



Terrain Map



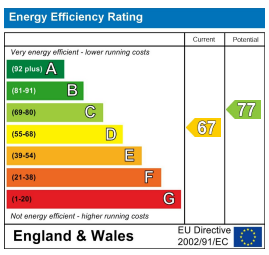
Floor Plan

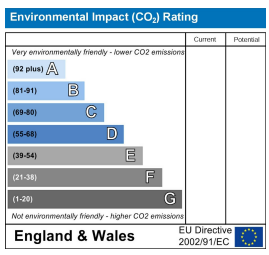


Viewing

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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