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98 Southfield Drive

Westhoughton, BL5 2NH

Offers over £185,000

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Ground Floor
Enter via the uPVC double glazed front entrance door with glass patterned opaque inserts into the welcoming entrance hallway.

Entrance Hallway
13'7" x 8'2" (4.14m x 2.49m)
Radiator, uPVC double glazed opaque window to side elevation, laminate flooring, wall mounted boiler, under stairs storage, plug sockets, centre ceiling light.

Spacious Lounge
13'11" x 13'9" (4.24m x 4.19m)
uPVC double glazed bay window to front elevation overlooking the front garden, laminate flooring, radiator, plug sockets, centre ceiling light, wall mounted designer fire surround housing gas fire set to chimney breast, tv aerial point.

Reception Room Two
12'5" x 11'5" (3.78m x 3.48m)
uPVC double glazed window to rear elevation overlooking the rear garden, radiator, laminate flooring, plug sockets, adam style mahogany fire surround with marble back and hearth, laminate flooring.

Kitchen/Diner
20'2" x 9'8" (6.15m x 2.95m)
Kitchen fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, integrated auto washing machine, integrated fridge freezer, integrated oven and grill, gas hob with extractor fan above, partial tiling to walls, vinyl flooring, uPVC double glazed window to side elevation, centre ceiling light.

Dining Room: Two uPVC double glazed doors to each side elevations both leading to the patio and garden area, uPVC double glazed windows to both side elevations, two double radiators, ceiling spotlights, vinyl flooring, space for part utility.

Downstairs Bathroom
7'5" x 6'6" (2.26m x 1.98m)
Low level w.c. flush, sink with mixer tap, bath with electric Triton shower and shower attachment. Double radiator, ceiling spotlights, vinyl flooring.

First Floor
Stairs leading to landing.

Landing
7'4" x 6'11" (2.24m x 2.11m)
uPVC double glazed opaque window to side elevation, centre ceiling light, loft access with ladder.

Bedroom One
12'11" x 12'2" (3.94m x 3.71m)
uPVC double glazed window to front elevation, built in wardrobes and cupboards, plug sockets, vinyl flooring, radiator, tv aerial point.

Bedroom Two
14'11" x 10'0" (4.55m x 3.05m)
uPVC double glazed window to rear elevation with private aspect, not overlooked, radiator, vinyl flooring, centre ceiling light, built in wardrobe and further space to site bedroom furniture as desired.

Bedroom Three
uPVC double glazed window to front elevation, plug sockets, centre ceiling light.

Family Shower Room
6'8" x 6'3" (2.03m x 1.91m)
Double walk in shower with glass screen, electric shower with hand held attachment, vanity sink with storage cupboard below, low level w.c. Vent to walls, ceiling spotlights, uPVC double glazed opaque window to rear elevation, built in storage cupboard with shelving. vinyl flooring.

External

Front: Large garden with gated entrance, walled boundary and fenced panelled boundaries, driveway allowing off road parking for several vehicles with further double gates with additional parking or potential for garage.

Rear: Large garden laid mainly to flag, garden shed, mature trees and hedges. Fenced panelled boundaries.

Side: Hard standing concrete base for a garage if required. Patio area. Double gates.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

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 Band

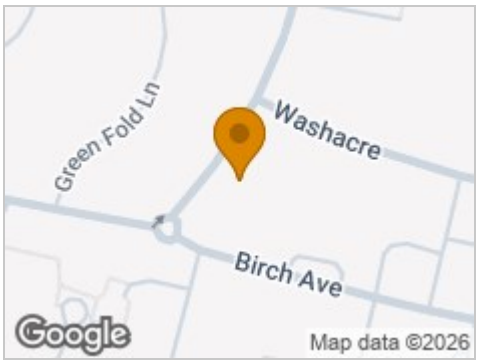
We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

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

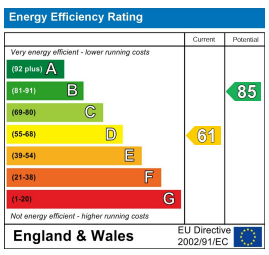
Terrain Map

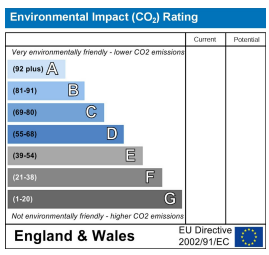
Floor Plan

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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