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49 Park Road

Westhoughton, BL5 3BX

£140,000

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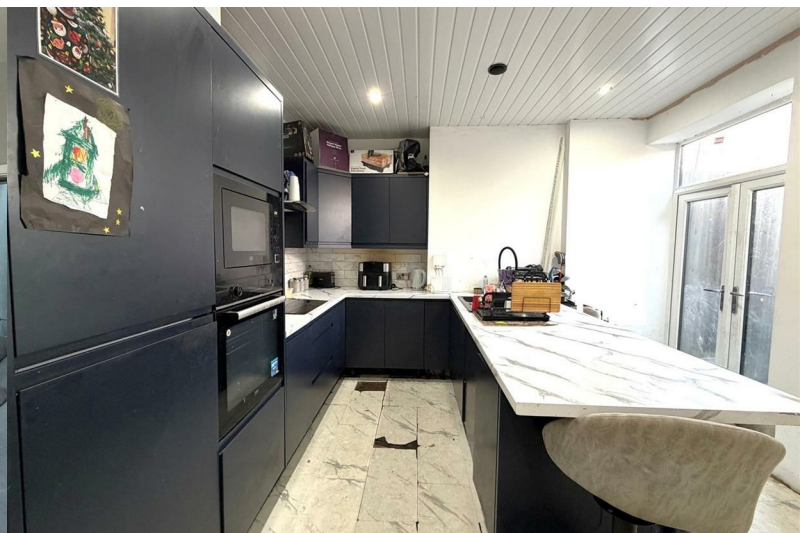

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Accommodation comprises
Enter via the composite front entrance door into the lounge.

Lounge
14'5" x 13'8" (4.39m x 4.17m)
uPVC double glazed window to front elevation, carpet to floor, double radiator, centre ceiling light, media wall, tv aerial point, meters to wall.

Kitchen
14'5" x 12'4" (4.39m x 3.76m)
Fitted with a range of navy high gloss wall and base units with complimentary work surfaces over, integrated fridge freezer, induction hob with extractor fan above, integrated oven and grill and integrated microwave. Space and plumbed for auto washer, double radiator. Island with storage below and inset sink with mixer tap and drainer. Plug sockets, partial tiling to walls, ceiling spotlights, vinyl flooring. uPVC double glazed french doors leading onto rear garden.

Room (Bedroom Three Or Study)
7'7" x 7'5" (2.31m x 2.26m)
Currently used as bedroom three. uPVC double glazed window to rear elevation, double radiator, carpet to floor, centre ceiling light.

Stairs to First Floor Landing
Grey carpet to stairs, hand rail.

Landing
6'2" x 5'10" (1.88m x 1.78m)
Carpet to floor, centre ceiling light, loft access.

Master Bedroom
15'9" x 14'5" (4.80m x 4.39m)
uPVC double glazed window to front elevation, carpet to floor, ceiling spotlights, double radiator, tv aerial point, oak internal door. Space to site bedroom furniture as desired.

Bedroom Two
12'4" x 8'0" (3.76m x 2.44m)
uPVC double glazed window to rear elevation, carpet to floor, double radiator, centre ceiling light, coving, tv aerial point, oak internal door. Space to site bedroom furniture as desired.

Bathroom
9'0" x 6'1" (2.74m x 1.85m)
Bath with combi shower over with rainfall shower head and separate hand held attachment, vanity sink with mixer tap and storage cupboard below, low level Wc flush. Fully tiled walls, uPVC sheeting to ceiling, ceiling spotlights, tall modern chrome towel rail/radiator, laminate flooring, combi boiler. Oak internal door. uPVC double glazed opaque window to rear elevation.

External
Front: Laid mainly to flag, footpath leading to entrance door. Walled boundary to front. On road parking.

Rear: Laid mainly to astro turf, gated access, fenced panelled boundaries and gated rear access.

Tenure
We are informed by the Seller that the tenure of this property is Leasehold (867 years remain)

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.

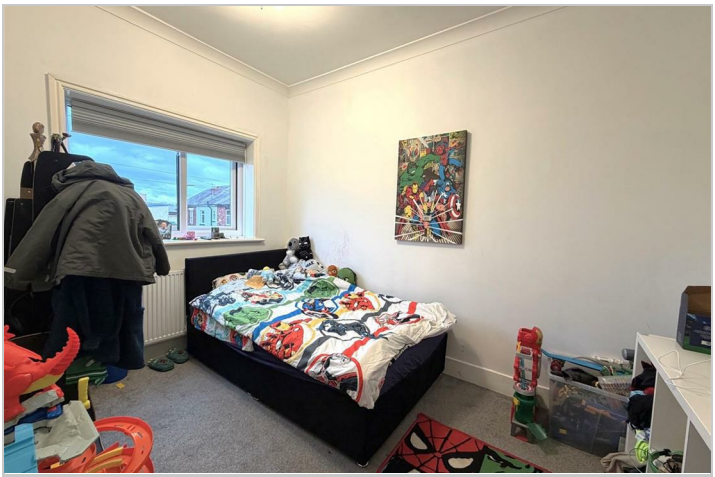
Council Tax Band

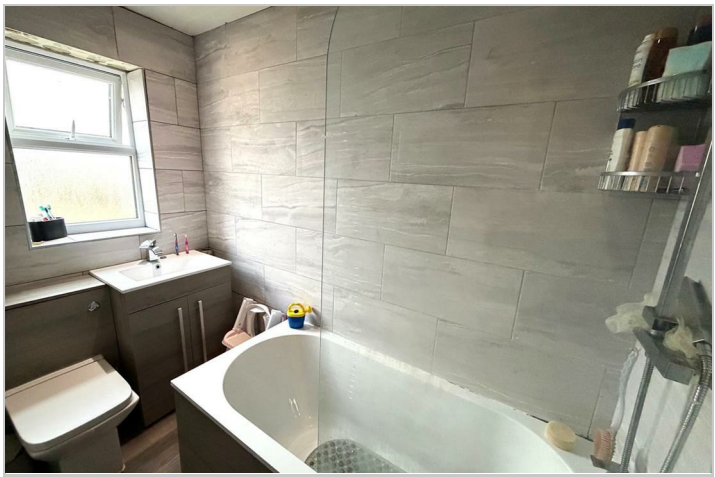
We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

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

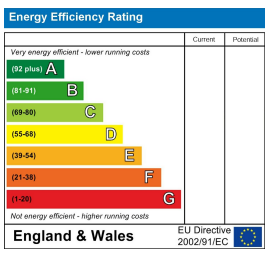
Terrain Map

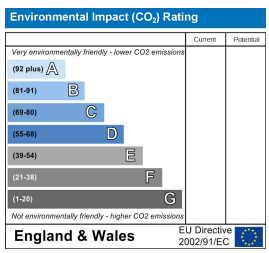
Floor Plan

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





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.