



7 Pewfist Green

Westhoughton, BL5 2EP

Offers in the region of £239,000



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Accommodation Comprises

Enter via the uPVC double glazed door with opaque patterned oval design, uPVC windows to both side elevations.

Porch Area

7'1" x 4'6" (2.16m x 1.37m)

Two wall lights, vinyl floor, uPVC double glazed door with glass opaque insert into the spacious lounge.

Spacious Lounge

14'9" x 14'9" to widest point (4.50m x 4.50m to widest point)

uPVC double glazed window to front elevation, carpet to floor, plug sockets, tv aerial point, double modern radiator. Portuguese lime stone surround with gas fire and black marble hearth and Portuguese limestone base.

Stunning Kitchen

14'3" x 10'7" (4.34m x 3.23m)

Fitted with a range of cream high gloss wall and base units with complimentary granite work surfaces over, circular inset sink with mixer hose tap and drainer, built in cupboard, integrated fridge freezer, integrated oven, integrated microwave, integrated dishwasher and integrated auto washer, 5 ring gas hob with extractor fan above, circular splash back, plug sockets, ceiling spotlights, Amtico flooring, tall modern grey double radiator, under stairs storage cupboard, breakfast bar with storage cupboard below and complimentary granite work surface over, drop down ceiling light, uPVC double glazed window, uPVC double glazed door leading to the large conservatory.

Large Conservatory

15'2" x 12'0" (4.62m x 3.66m)

French doors leading onto the stunning and large rear garden, uPVC double glazed door leading to

rear garden, uPVC double glazed windows to rear and side elevations, plug sockets, double modern radiator, tiling to floor.

First Floor Stairs/Landing

8'1" x 7'0" (2.46m x 2.13m)

Carpet to stairs, Oak handrail leading to landing (L-Shape) uPVC double glazed opaque window to side elevation, centre ceiling light, cupboard housing Vaillant combi boiler (serviced regular), plug socket.

Master Bedroom

15'9" x 8'3" (4.80m x 2.51m)

uPVC double glazed window to front elevation, Fitted with a range of wardrobes with matching bedside drawer units, Carpet to floor, double modern radiator, plug sockets. coving, centre ceiling light.

Bedroom Two

10'0" x 8'3" (3.05m x 2.51m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden with private aspect. Carpet to floor, loft access, plug socket, coving, centre ceiling light. double radiator,

Bedroom Three

10'4" x 6'2" (3.15m x 1.88m)

uPVC double glazed window to front elevation, carpet to floor, centre ceiling light. Built in wardrobe with overhead storage cupboard, double radiator, plug socket.

Family Bathroom

7'0" x 6'0" (2.13m x 1.83m)

Three piece suite comprising bath with mixer tap and combi jet wash shower and separate hand held attachment and glass shower screen, wall mounted sink with mixer tap, low level wc flush. Modern tall radiator, mirrored cabinet, fully tiled walls, tiled flooring, ceiling spotlights, uPVC double glazed opaque window to rear elevation.

External

Rear: Beautiful large rear garden stocked with mature trees and shrubs and borders stocked with flowers. Mature hedges, fenced panelled boundaries, Indian stone paving leading up to patio / entertaining area. Through archway leading to the garden laid mainly to lawn, large garden shed, gated side access. Private aspect to rear not being overlooked. Beautiful tranquil setting.

Front - Driveway for off road parking for two/three vehicles.

Integral Garage

Up and over door with power and light.

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 C 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



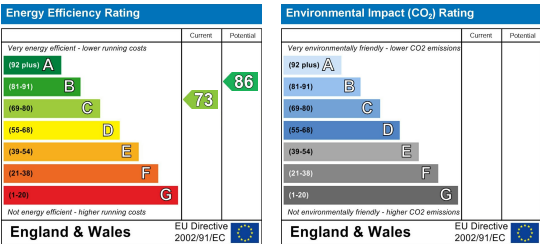
Floor Plan



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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