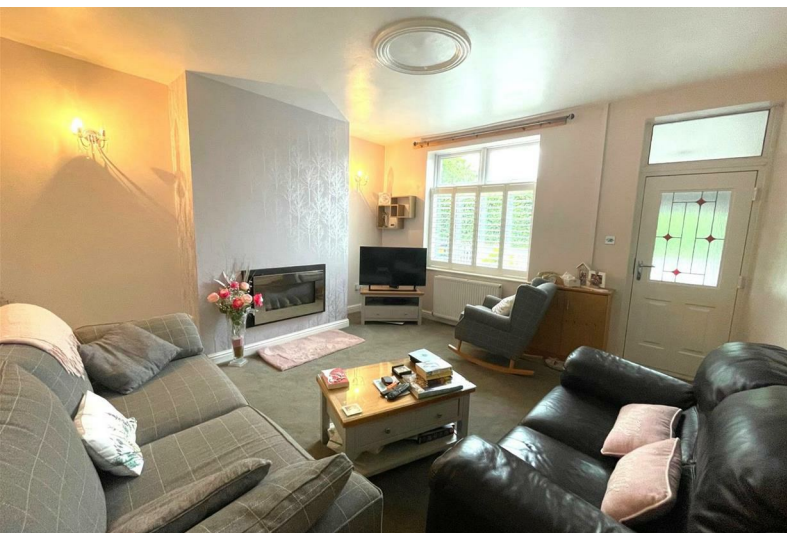
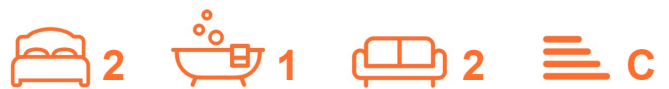




487 Manchester Road

Westhoughton, BL5 3JR

Offers in the region of £199,995





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## Accommodation Comprises

Entering via the uPVC double glazed composite entrance door with glass patterned inserts, door leading into porch.

## Porch

5'2" x 4'8" (1.57m x 1.42m)

uPVC double glazed door to front and uPVC double glazed windows to side elevations, laminate flooring, centre ceiling light.

## Lounge

14'2" x 13'4" (4.32m x 4.07m)

Entering through the internal door to the spacious lounge, wall mounted log effect gas fire, uPVC double glazed window to front elevation with plantation blinds, carpet to floor, centre ceiling rose, two wall lights, double radiator, plug sockets, cupboard housing utility meters.

## Extended Kitchen/Diner/Family Area

24'2" x 14'4" (7.37m x 4.37m)

Stylish fitted kitchen comprising modern light grey wall and base units with quartz complimentary work surfaces over, quartz sink with mixer tap and drainer, integrated dishwasher, integrated auto washer, integrated oven and grill, integrated microwave and integrated fridge freezer. Island with storage cupboards below and quartz work surface, wine cooler, Neff induction hob, two skylights, centre ceiling light. Bi-folding doors leading to the private rear garden, karndean flooring.

Dining Room/Family Seating area: Tall modern white radiator, plug sockets, spot lights to ceiling, space to site dining room table and chairs and additional seating, under stairs storage cupboard, built in book shelf, karndean flooring.

## Landing

14'5" x 5'0" (4.39m x 1.52m)

Spacious U-shape landing with white balustrade, wooden hand rail, spotlights on wall, plug socket, carpet to floor, loft access via retractable ladder (advised by vendor the loft is boarded).

## Bedroom One

14'2" x 11'5" (4.32m x 3.48m)

uPVC double glazed window to front elevation, carpet to floor, double radiator, plug sockets, space to site bedroom furniture as desired.

## Bedroom Two

10'5" x 8'1" (3.18m x 2.46m)

uPVC double glazed window to rear elevation with private outlook. Centre ceiling light, carpet to floor, radiator, space to site bedroom furniture as desired, plug sockets.

## Family Bathroom

10'5" x 6'1" (3.18m x 1.85m)

Modern four piece bathroom suite comprising low level w.c. flush, vanity sink with mixer tap and storage below, bath, double shower cubicle with combi shower and hand held attachment and glass screen. Fully tiled walls, tiling to floor, ceiling spotlights, wall mounted mirror, chrome tall towel rail/radiator, uPVC double glazed opaque window to rear elevation.

## External

Front: Garden fronted with small boundary wall to front and side. Borders stocked with plants and shrubs and pebbled featured area. Footpath leading to entrance door.

Rear: Private rear garden, gated access, astro-turf and paved area. Further piece of land to rear of gate which is shared access and mainly laid to lawn. Distance views to Rivington and Winter Hill.

### 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

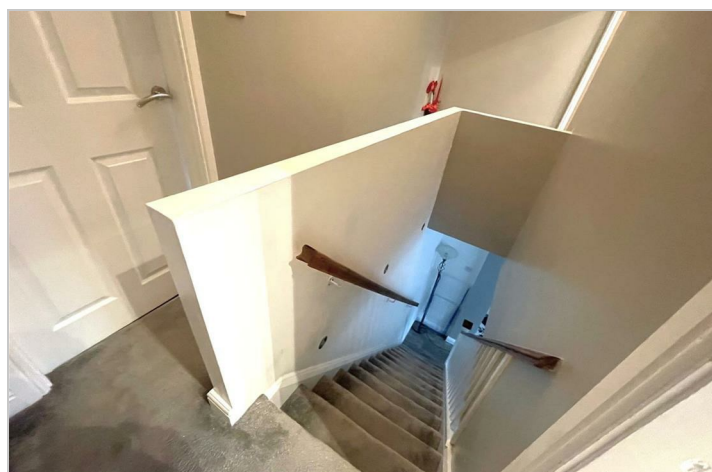
We understand the property is in council tax band A this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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



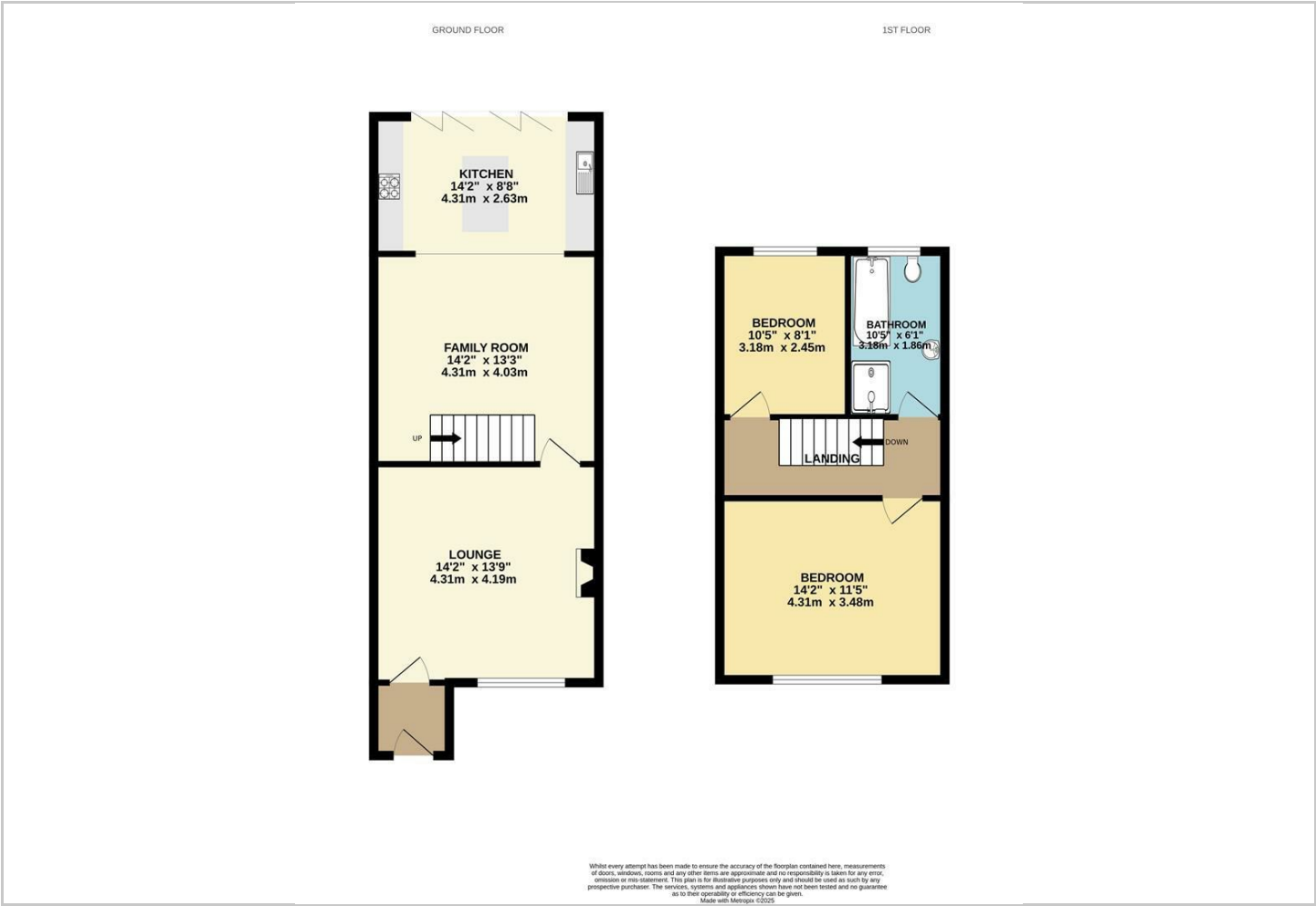
Hybrid Map



Terrain Map



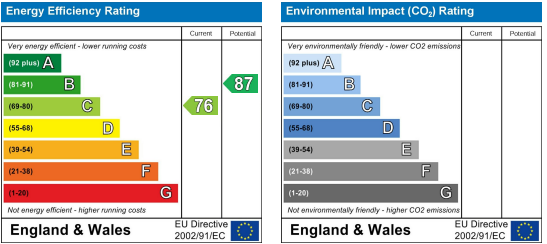
Floor Plan



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.