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# 3 Thomas Street

Westhoughton,, BL5 3QF

**Offers over £130,000**

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## Offers over £130,000





### Property comprises
uPVC panelled entrance door into reception hallway.

### Reception Hallway
Radiator, ceramic tiled floor, panelled door to lounge and open to bottom of the stairs and into dining kitchen.

### Lounge
14' x 10'5"max into alcove (4.27m x 3.18mmax into alcove)
uPVC double glazed window to front elevation, radiator, power points, cornice ceiling, centre ceiling light.

### Dining Kitchen
14' x 11'1" (4.27m x 3.38m)
Fitted with a range of wall and base units with work surfaces and tiled splash back to walls, inset stainless steel sink with mixer tap, integrated stainless steel electric oven with inset stainless steel gas hob and stainless steel chimney style extractor canopy over. Plumbed for auto washer, space for upright fridge freezer, chimney style extractor canopy over. Plumbed for auto washer, space for upright fridge freezer, radiator, power points, ceramic tiled floor, open to under stairs storage, uPVC double glazed window to rear elevation and uPVC double glazed panelled door to rear elevation.

### Stairs leading to Landing
Panelled doors to bedrooms and bathroom

### Bedroom One
14'0" x 13'10 (4.27m x 4.22m)
uPVC double glazed window to front elevation, radiator, power points.

### Bedroom Two
11'1" x 8'0 (3.38m x 2.44m)
uPVC double glazed window to rear elevation, radiator, power points. Built in wardrobe set to recess with room dimensions as stated. Wall mounted gas combi central heating boiler.

### Bathroom
Three piece suite comprising panelled bath with over bath mixer shower spray and hinged glazed shower screen, pedestal hand wash basin and low-level w.c. Radiator, ceramic tiled floor, extractor fan, uPVC double glazed opaque window to rear elevation.

### Externally
Front: garden fronted with footpath leading through garden gate to entrance door.
Rear: Garden to the rear with gated access.

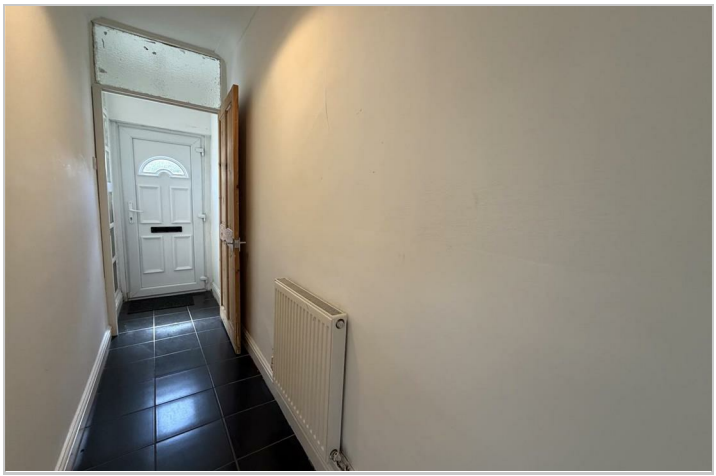
### Tenure
We are informed by the Seller that the tenure of this property is FREEHOLD.

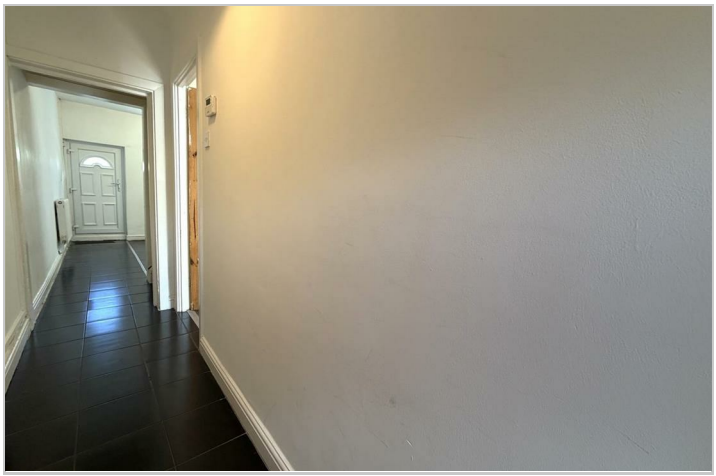
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### 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

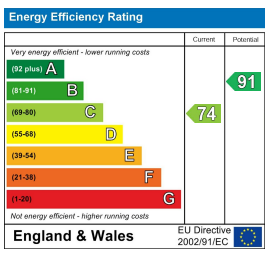


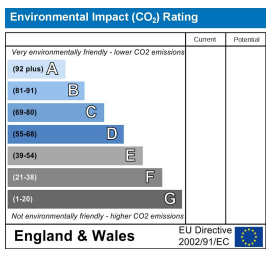

## Floor Plan

## 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.