



## 12 Anderby Walk

Westhoughton, BL5 3BW

Offers in the region of £240,000



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## Ground Floor

Entering through the composite door with obscured glass pattern inserts into spacious entrance hallway.

## Entrance Hallway

14'3" x 5'7" (4.34m x 1.70m)

Storage cupboard, wooden flooring, double radiator, two centre ceiling lights, alarm panel, thermostat, plug sockets, two double radiators.

## Reception Two/Dining Room

9'10" x 8'11" (3.00m x 2.72m)

uPVC double glazed window to front elevation, wooden flooring, double radiator, centre ceiling light, plug sockets, tv aerial point.

## Downstairs Cloakroom/Wc

4'7" x 3'9 (1.40m x 1.14m)

Comprising low level wc flush, pedestal sink unit, double radiator, vinyl flooring, partial tiling to walls, vent, centre ceiling light.

## Spacious Kitchen/Diner

13'1" x 14'10" (3.99m x 4.52m)

Fitted with a range of beige wall and base units with grey complimentary work surfaces over, stainless steel butler style sink with mixer tap, built in oven and electric hob with extractor canopy over, space to site fridge freezer, space for auto washer, breakfast bar with 2 stools, space to site dishwasher, partial tiling to walls, vinyl flooring, double radiator, plug sockets, coving, tv aerial point, uPVC double glazed patio doors leading to rear garden, yPVC double glazed window overlooking rear garden. Space to site dining table and chairs.

## Stairs/Landing To 1st Floor

Carpet to floor, white wooden balustrade unit, plug sockets, centre ceiling light, radiator.

## Reception One/Lounge

14'11" x 12'0" (4.55m x 3.66m)

Two uPVC double glazed windows to front elevation with Juliette balcony, carpet to floor, coving, two centre ceiling lights, plug sockets, tv aerial point, two double radiators.

## Bedroom One

14'11" x 12'5 (4.55m x 3.78m)

uPVC double glazed window to rear elevation, carpet to floor, double radiator, plug sockets, coving, centre ceiling light. Built in double wardrobes.

## En-Suite

5'8" x 6'5" (1.73m x 1.96m)

Comprising Shower cubicle with combi shower, pedestal sink, low level w.c. flush. Vinyl flooring, centre ceiling light. Partial tiling to walls, uPVC double glazed opaque window to rear elevation.

## Stairs/Landing To 2nd Floor

White wooden balustrade unit, double radiator, loft access, centre ceiling light, carpet to floor, plug sockets, cupboard housing hot water tank.

## Bedroom Two

21'4 x 8'11 (6.50m x 2.72m)

This bedroom was previously two bedrooms (bedroom two and bedroom four) which has now been converted into one large bedroom. No wiring or movement of any doors was required to effect this transformation and it would be an equally simple job to return the top floor to three bedrooms if required (and thereby return the property to having four bedrooms)

This large bedroom benefits from two uPVC double glazed windows to the front elevation, laminate flooring, two double radiators, two centre ceiling lights, Built in wardrobes, plug sockets, coving.

### Bedroom Three

9'11 x 8'0 (3.02m x 2.44m)

uPVC double glazed window to rear elevation, centre ceiling light, radiator, plug sockets, built-in wardrobe.

### Family Bathroom

Three piece suite, pedestal hand wash basin, low-level w/c, radiator, extractor fan, shaver socket, UPVC double glazed opaque window to rear aspect.

### External

Rear: Private garden laid mainly to lawn with paving and pebbled areas, patio area for seating. Gated side access.

Front: Footpath leading to front entrance door. Front pebbled garden. Driveway for off road parking leading to detached single garage.

### Detached Single Garage

With up and over door, 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

We understand the property is in council tax band C 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



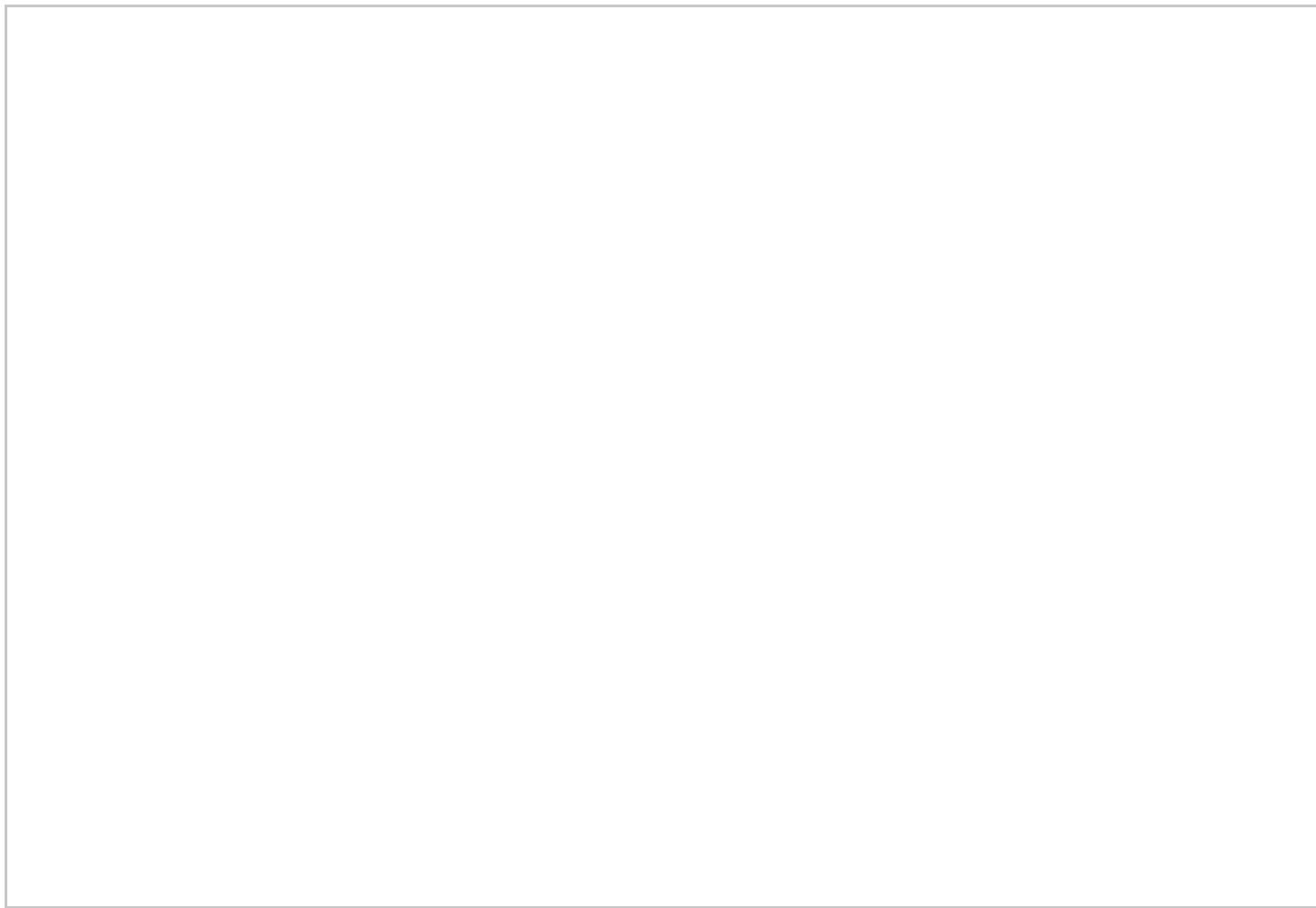
## Hybrid Map



## Terrain Map



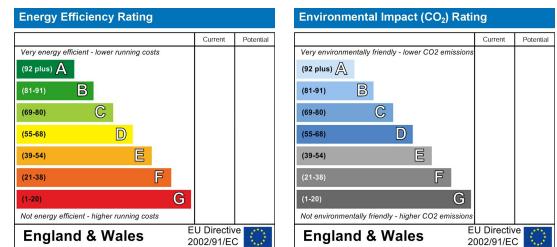
## Floor Plan



## 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.