



Offers in the region of £179,995

37 Molyneux Road, Westhoughton, Bolton, Lancashire, BL5 3HP

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Charlesworth Estates are delighted to bring to market FOR SALE and with the benefit of ****NO UPWARD CHAIN **** This charming TWO BEDROOM SEMI DETACHED TRUE BUNGALOW situated in this highly regarded and sought after location and ideally located for all the amenities offered in Westhoughton town centre together with public transport, motorway links and Westhoughton railway station allowing easy access to major towns and cities. **VIEWING HIGHLY RECOMMENDED.**

Accommodation comprises

uPVC panelled entrance door with into entrance lobby with uPVC double glazed windows to front and side elevation, glazed panelled door through to lounge.

Lounge

15'9" x 10' (4.80m x 3.05m)
uPVC double glazed bay window to front elevation, radiator, power points, cornice ceiling, central ceiling light fitting, cable data outlet, telephone socket, panelled door to inner hallway and kitchen.

Kitchen

9'8" x 5'4" (2.95m x 1.63m)
Fitted base and wall units with work surfaces and matching upstands to walls, inset stainless steel sink with mixer tap, integrated stainless steel electric oven with inset ceramic hob and stainless steel chimney style extractor canopy over, stainless steel splash backs to walls, integrated upright fridge freezer unit, integrated auto washer dryer, power points, inset ceiling spotlights, tiled effect laminate flooring, uPVC double glazed window to front elevation.

Inner Hallway

Power points, doors to bedrooms, bathroom and walk-in storage cupboard.

Bedroom One

13'3" x 8'5" (4.04m x 2.57m)
uPVC double glazed window to rear elevation, radiator, power points.

Bedroom Two

9'8" x 6'10" (2.95m x 2.08m)
uPVC double glazed french doors to rear elevation, radiator, power points, timber panelled effect laminate flooring.

Bathroom

Three-piece suite comprising panelled bath, pedestal hand wash basin, low-level w.c. Over bath electric shower, partial tiling to walls, radiator, uPVC double glazed opaque window to side elevation.

External

Front garden laid to lawn. Side; extensive driveway with ample parking

for off road vehicles leading to detached garage. Footpath through garden gate to most pleasant private enclosed garden. Rear; private enclosed rear garden with lawn and paved patio/entertaining area.

Detached Garage

With up and over door, power and light to side elevation.

Tenure

We are advised by our vendor that the tenure of this property is Leasehold, ground rent £25.00 p.a. Charlesworth Estate Agents have not sought to verify the legal title and any buyer(s) must obtain verification from their solicitor or at least be satisfied to exchange of contracts.

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 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.

