



3 Coverdale Road

Westhoughton, BL5 3RG

Offers over £200,000



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Accommodation comprises

Entering through the front entrance composite door with glass patterned insert into the entrance hallway.

Entrance Hallway

Radiator, centre ceiling light, laminate flooring, stairs leading to first floor.

Modern Lounge

15'0" x 11'1" (4.57m x 3.38m)
uPVC double glazed bay window to front elevation, centre ceiling light, double radiator, laminate flooring, chimney breast recess with space for fire, tv aerial point, plug sockets, oak internal door.

Open Plan Kitchen / Diner

14'5" x 9'0" (4.39m x 2.74m)
Kitchen: Fitted with a range of oak effect wall and base units with complimentary work surfaces over, one and half bowl composite sink with inset drainer and hose mixer tap, integrated electric hob and integrated oven with chimney style extractor hood above, partial tiling to walls, wall mounted combi boiler, plug sockets, space and plumbed for auto washer, space for fridge freezer, laminate flooring, centre ceiling light, coving.

Dining area: Space to site dining table and chairs, centre ceiling light fitting, coving, oak internal door, understairs storage cupboard.

Family Room

9'4" x 6'9" (2.84m x 2.06m)
Open plan from kitchen/diner (overall measurement of kitchen, dining space and family room 17'11" x 14'4")

French doors opening onto the beautiful 80ft rear garden. Laminate flooring, plug sockets, centre ceiling light, coving, double radiator.

First Floor / Landing

Grey carpet to stairs, oak wooden handrail, centre ceiling light, plug socket, loft access.

Master Bedroom

13'0" x 11'1" (3.96m x 3.38m)
Built in wardrobes to both sides of room, grey carpet to floor, double radiator, centre ceiling light, plug sockets, uPVC double glazed window to front elevation.

Bedroom Two

9'0" x 7'3" (2.74m x 2.21m)
uPVC double glazed window to rear elevation overlooking the lovely rear garden. Radiator, centre ceiling light, grey carpet to floor, plug sockets, space to site bedroom furniture as desired.

Family Bathroom

8'0" x 6'11" (2.44m x 2.11m)
Three piece suite comprising; bath with combi shower with rainfall shower head and separate shower attachment and glass screen, low level w.c. flush, pedestal sink with mixer tap. Partial tiling to walls, grey vinyl flooring, radiator/towel rail, uPVC double glazed opaque window to rear elevation.

Summer House / Garden Room with Bar

13'7" x 10'4" (4.14m x 3.15m)
Fabulous large summer house/garden room/bar with heating, wooden flooring, power and light. uPVC glass sliding doors to front and side.

External

Front - Driveway for off road parking.

Rear Garden. Large rear garden approx. 80ft laid mainly to lawn with pebbled rockeries and stocked mature trees, decking area with glass borders.

Decked pathway leading to large summer house/garden room/bar. Fenced panelled boundaries, gated access to side of property leading to the front 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.

Council Tax

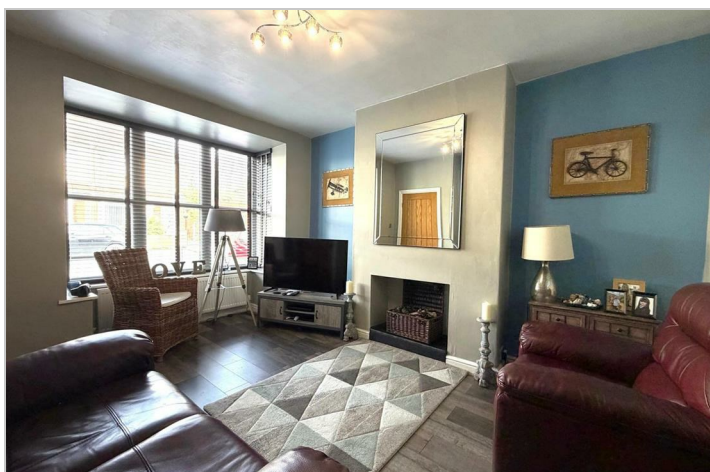
We understand the property is in council tax band B this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

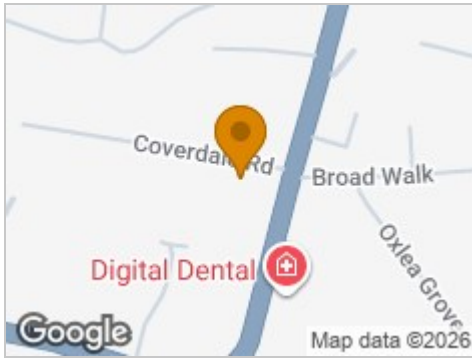
All Properties

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



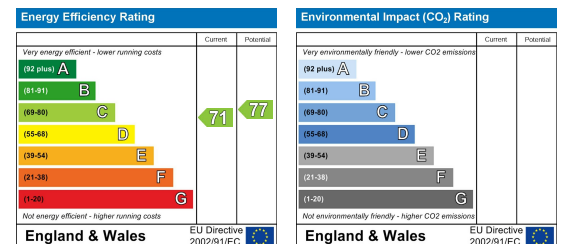
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.