



## 59 Broom Way

Westhoughton, BL5 3TZ

Offers in the region of £450,000



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## Ground Floor

Enter via the uPVC front entrance door with glass patterned inserts.

### Entrance Hallway

16'7" x 7'0" to widest point (5.05m x 2.13m to widest point)

Carpet to floor, double radiator, centre ceiling light, wall mounted alarm panel, under stairs storage cupboard, plug sockets, wall mounted smoke alarm, stairs leading to first floor.

### Ground Floor w.c.

7'7" x 3'0" (2.31m x 0.91m)

Low level Wc, sink with mixer tap and storage below, tiled flooring, centre ceiling light, radiator, uPVC double glazed opaque window to front elevation.

### Lounge

17'11" x 12'1" (5.46m x 3.68m)

Spacious lounge with uPVC double glazed window to front elevation, double radiator, carpet to floor, two centre ceiling lights, coving, plug sockets, tv aerial point, two wall lights, Adam style mahogany fire surround with marble effect back and hearth, gas fire, coving, bi-folding doors leading through to dining room.

### Dining Room

11'2" x 9'6" (3.40m x 2.90m)

uPVC double glazed patio doors opening onto the beautiful garden with private aspect. Carpet to floor, centre ceiling light, double radiator, plug sockets, coving.

### Fitted Kitchen

13'10" x 8'7" (4.22m x 2.62m)

Fitted with a range of Cashmere soft closing wall and base units with complimentary work surfaces over and matching up-stands, sink with mixer tap and drainer, drawer unit, under counter fridge, electric cooker and oven with extractor canopy over, glass splash back, space for dishwasher, two centre ceiling lights, space to site table and chairs, double radiator, tiled flooring, plug sockets.

### Utility Room

10'7" x 8'8" (3.23m x 2.64m)

uPVC double glazed door leading to side elevation and uPVC double glazed window to side elevation. Cashmere soft closing wall and base units with complimentary work surfaces over and matching up-stands. Stainless steel sink with mixer tap and drainer, space and plumbed for auto washer, space for tumble dryer, space to site tall fridge freezer, double radiator, tiled flooring, centre ceiling light, plug sockets.

## First Floor

Switch back staircase, carpet to stairs, wooden hand rail and balustrade unit.

### Landing

13'4" x 11'10" (4.06m x 3.61m)

Spacious landing with carpet to floor, loft access (loft is boarded with ladders and light), centre ceiling light, plug sockets, uPVC double glazed opaque window, doors leading to bedrooms and bathroom.

### Master Bedroom (en-suite)

11'4" x 11'3" (3.45m x 3.43m)

uPVC double glazed window to front elevation, radiator, carpet to floor, built in wardrobes with overhead storage cupboards. Centre ceiling light, plug sockets with usb ports, two wall lights,

### En-Suite

10'1" x 4'5" (3.07m x 1.35m)

Modern En-suite with fully tiled double shower cubicle with combi shower and separate hand held attachment, glass shower screen door, vanity sink with mixer tap and storage cupboard below, low level w.c. Spotlights to ceiling, fully tiled walls, uPVC sheeting to ceiling, tall white towel rail/radiator, wall cupboard, vinyl flooring, vent, shaver point, uPVC double glazed opaque window to rear elevation.

### Bedroom Two

11'2" x 10'2" (3.40m x 3.10m)

uPVC double glazed window to rear elevation (with most private out look over beautiful rear garden), built in wardrobe and matching dressing table, centre ceiling light, coving, carpet to floor, radiator, plug sockets.

### Bedroom Three

10'5" x 9'9" (3.18m x 2.97m)

uPVC double glazed window to side elevation, built in wardrobe with matching overhead storage cupboards, centre ceiling light, carpet to floor, plug sockets.

### Bedroom Four

16'3" x 9'5" (4.95m x 2.87m)

uPVC double glazed window to front elevation, radiator, two centre ceiling lights, carpet to floor, plug sockets. Further uPVC double glazed window to side elevation and further uPVC double glazed opaque window (opening onto landing), space to site bedroom furniture as desired.

### Bedroom Five

7'11" x 7'8" (2.41m x 2.34m)

uPVC double glazed window to front elevation, radiator, carpet to floor, plug sockets.

### Family Bathroom

8'2" x 6'9" (2.49m x 2.06m)

Three piece suite comprising bath with shower over and shower attachment, vanity sink with mixer tap and storage cupboard below, low level w.c. flush. Centre ceiling light, vent, extractor fan, uPVC double glazed opaque window to side elevation, radiator, laminate flooring.

### Integral Garage

21'5 x 8'10 (6.53m x 2.69m)

Up and over electric door, power and light. Worcester Combination boiler (8 years old, serviced annually). Solar panels meter and isolator within the garage area, the solar panels were installed in 2012 (there are 16 panels on the roof at the rear of the property south facing managed by British Gas).

### External

Rear: Indian stone paving to patio areas to the side and rear with steps and slope down to the 60ft beautiful rear garden laid mainly to lawn, borders stocked with mature trees, shrubs and flowers. Most private aspect to the rear overlooking mature trees.

Front: Block paved allowing off road parking for upto three vehicles. Garden laid mainly to lawn with fenced panelled boundaries and borders stocked with shrubs and flowers.

Side: Paved, border stocked with flowers and shrubs. Garden shed.

### Please note

Solar panels to the rear of the property (no contract).

Security alarm system installed May 2025.

### 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.



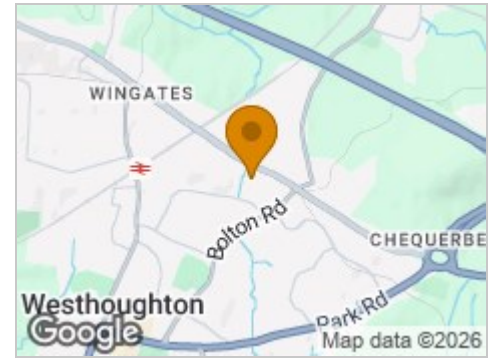
## Road Map



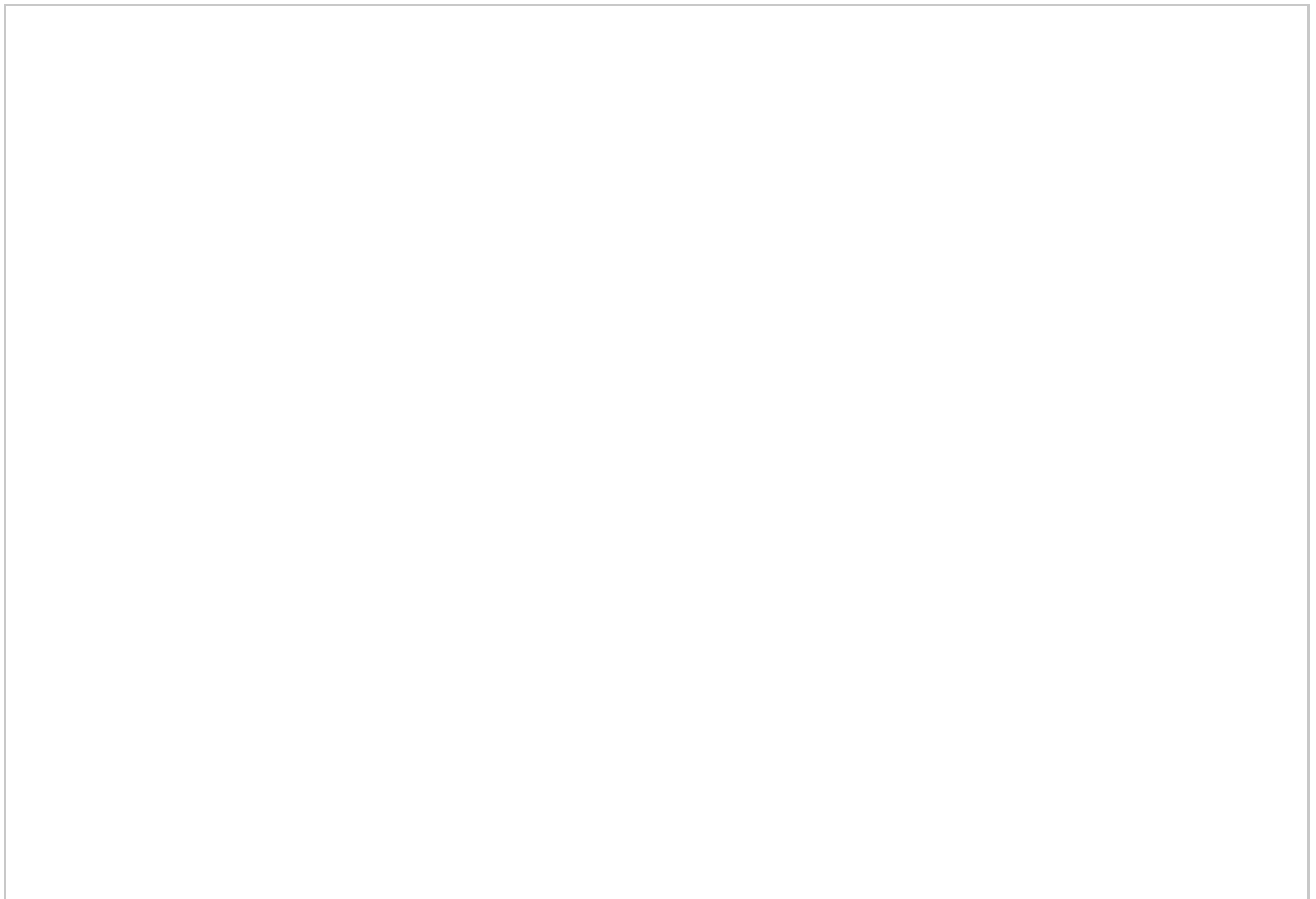
## Hybrid Map



## Terrain Map



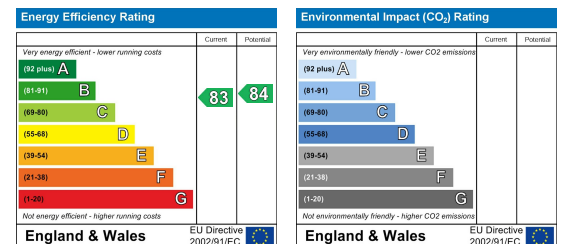
## Floor Plan



## 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



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