



59 Lancaster Road

Hindley, WN2 3NJ

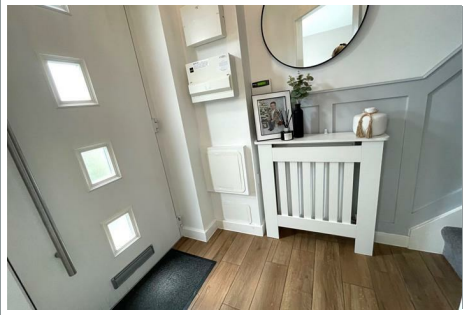
Offers in the region of £199,950



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Entrance Hallway

Entrance hallway: Rock door to front elevation, radiator with decorative cover, stairs leading to first floor..

Lounge

15'1" x 11'4" (4.60m x 3.45m)
uPVC double glazed window to front elevation, radiator, understairs storage cupboard.

Kitchen/Diner

14'7" x 10' (4.45m x 3.05m)
Stylish fitted kitchen with a range of wall and base units and complimentary work surfaces over, sink and drainer with mixer tap, electric oven and extractor fan above, spotlights to ceiling, combi boiler, radiator, plumbing for washing machine, space to site fridge/freezer, tiled floor.

Downstairs cloaks/w.c.

Wash basin, chrome radiator, low level Wc flush, uPVC double glazed window, tiled floor.

Landing

Spacious landing with uPVC double glazed window, radiator, loft access.

Bedroom One

13'1" x 7'9" (3.99m x 2.36m)
uPVC Double glazed window to front elevation, radiator, built in wardrobes.

Bedroom Two

11'7" x 7'9" (3.53m x 2.36m)
uPVC Double glazed window to rear elevation, radiator, space to site bedroom furniture as desired.

Bedroom Three

7'9" x 6'5" (2.36m x 1.96m)
uPVC Double glazed window to rear elevation, radiator, space to site bedroom furniture as desired.

Family Bathroom

P shaped bath with shower over and screen, low level Wc flush, wash basin, uPVC double glazed window to front elevation, chrome radiator, partially tiled walls.

External

Front garden: Landscaped gardens, flagged path, Driveway and off road parking for two vehicles.

Rear garden: Flagged patio, artificial lawned garden, water tap, fence enclosed.

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



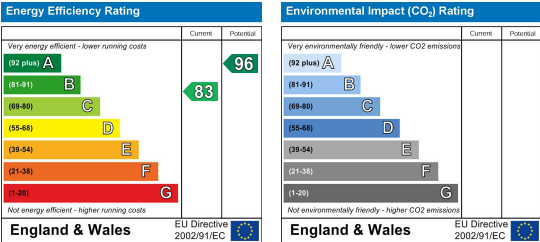
Floor Plan



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.