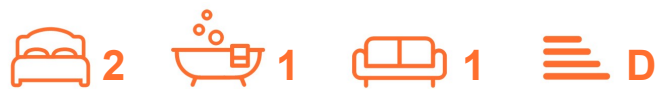




## 19 King Street

Westhoughton, BL5 3AX

**Offers in the region of £164,995**





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## Ground Floor

Entering through uPVC double glazed composite door with obscured glass panel above into the porch area.

## Porch Area

3'2" x 3'2" (0.97m x 0.97m )  
Dado rail, tiled flooring.

## Lounge

13'5" x 13'8" (4.09m x 4.17m )  
Electric fire set to fire surround with hearth, two cupboards housing utility meters, centre ceiling light fitting, coving to ceiling, beige carpet, double radiator, plug sockets, tv aerial, fitted shelving unit, two wall lights, alarm panel. uPVC double glazed window to front elevation.

## Dining Kitchen

11'9" x 9'4" (3.58m x 2.84m)  
Spacious kitchen/diner fitted with a range of built in wall and base units and complimentary work surfaces over, stainless steel sink with mixer tap and drainer, oven, four ring gas hob with extractor canopy over, built in wine rack, fitted shelving units, centre ceiling light fitting, space for fridge freezer, space for auto washer, space for dining table and chairs, plug sockets, white tiled floor, under stairs storage area, cupboard housing newly fitted combi boiler, uPVC double glazed door with obscured glass panel insert to rear elevation, uPVC double glazed window to rear elevation.

## Stairway/Landing

Beige carpet, hand rail, split level landing, loft access, plug socket.

## Bedroom One

13'6" x 14'2" (4.11m x 4.32m)  
Spacious master bedroom with uPVC double glazed window to front elevation, double radiator, centre ceiling light fitting, grey carpet, tv aerial point, plug sockets.. Built in cupboard, wardrobe space and further space to site bedroom furniture as desired.

## Bedroom Two

9'9" x 6'4" (2.97m x 1.93m )  
uPVC double glazed window to rear elevation, radiator, centre ceiling light fitting, grey carpet, plug socket. Space to site bedroom furniture as desired.

## Family Bathroom

7' x 6'8" (2.13m x 2.03m)  
Three piece suite comprising bath with combi shower over, pedestal hand wash basin and low level wc flush. Centre ceiling light fitting, radiator, medicine cabinet, fitted cupboard, fully tiled walls in white, grey tiling to floor, uPVC double glazed opaque window to rear elevation.

## External Rear

Astro-turf garden with fenced panelled boundaries, gated rear access allowing off road parking.

## External Front

Low level garden wall with footpath leading to entrance door and Astro-turf garden.

## Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (867 YEARS REMAINING)

Charlesworth Estate Agent have not sought to verify

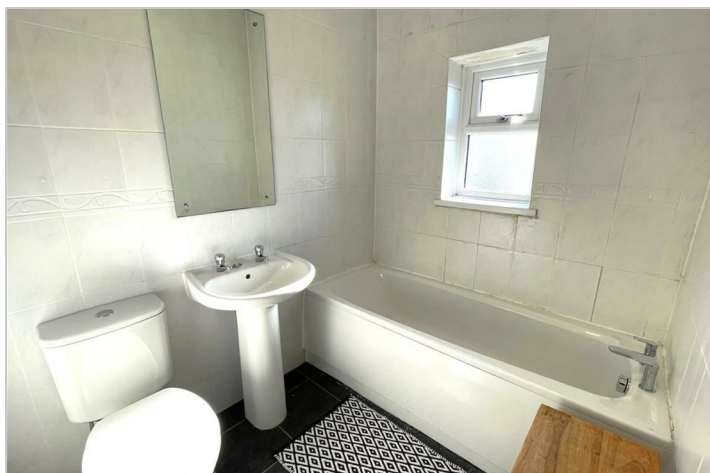
the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### 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



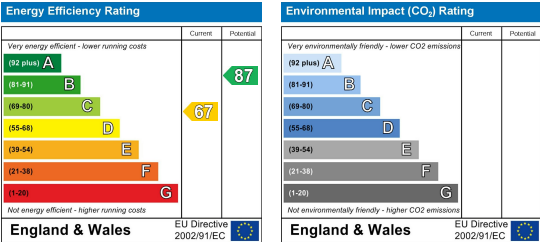
Floor Plan



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.