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Guide price £115,000

648 Manchester Road, Westhoughton, Lancashire, BL5 3JD

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***ATTENTION ALL INVESTORS AND SPECULATORS *** Charming large three bedroom terraced property IN NEED OF MODERNISATION and offered to market with NO ONWARD CHAIN. The property is situated in a prime location close to motorway network.

Accommodation

Reception hallway, bay fronted lounge, dining room/sitting room, kitchen, three double bedrooms, shower room. Out-houses and garage to the rear.

Entrance

Timber panelled entrance door with opaque vision panel with skylight over into reception vestibule.

Vestibule

Tiling to walls, glazed panelled door to reception hallway, radiator, power points. Original detailed cornice ceiling, stairs off to first floor and panelled doors to lounge and dining room.

Lounge

14'72 max into bay x 10'9" max into alcoves (4.27m max into bay x 3.28m max into alcoves)
Double glazed walk-in square bay window to front elevation, Adam style timber fire surround with inset Inglenook style fireplace with period floral design tiling. Original detailed cornice ceiling, radiator, power points.

Dining Room/Second Lounge

14'6" x 11'2" (4.42m x 3.40m)
uPVC double glazed window to rear elevation, two radiator, power points, recessed Inglenook fireplace set to chimneybreast, panelled door through to kitchen.

Kitchen

9'11" x 7'2" (3.02m x 2.18m)
Base and wall units with worksurfaces, tiled splashbacks to walls, one and half bowl stainless steel sink with mixer tap, integrated electric oven with inset five burner stainless steel gas hob with extractor canopy over, plumbed for dishwasher, space for under unit fridge and freezer unit, uPVC double glazed window to side elevation, timber door to side elevation, open to understairs storage.

First Floor

Stairs leading to landing, access to roof space, doors to bedrooms and bathroom.

Bedroom One

14'1" max into recess x 11' (4.29m max into recess x 3.35m)
Two uPVC double glazed windows to front elevation (with open aspect), radiator, power points, built-in storage cupbaords (in addition to room dimensions stated).

Bedroom Two

11' x 7' (3.35m x 2.13m)
uPVC double glazed window to rear elevation, radiator, power points. Built in cupboards in addition to room dimensions stated.

Bedroom Three

10'7" x 7' (3.23m x 2.13m)
uPVC double glazed window to rear elevation (with superb panoramic views over farmland and onto the Cheshire plain). Radiator, power points. Range of fitted wardrobes with overhead bridging units (within room dimensions stated).

Shower Room

Three piece suite comprising of double width walk in shower cubicle with sliding glazed doors, hand wash basin set to to vanity unit with storage below and low level w.c. Tiling to walls, radiator, inset ceiling spotlights and extractor fan.

Rear

Courtyard with flower beds, brick built outhouses, utility area plumbed for washing machine. Detached garage/

Detached Garage

Front

Garden fronted with low level garden wall and footpath through wrought iron gate to entrance door.

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.

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 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.

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