



138 St. Georges Avenue

Westhoughton, BL5 2EZ

Offers in the region of £209,000



# 138 St. Georges Avenue

Westhoughton, BL5 2EZ

Offers in the region of £209,000



## Accommodation comprises

Reception lobby, large lounge, dining room, modern fitted kitchen, dining room, modern fitted kitchen, two double bedrooms, conservatory, modern shower room. Externally the property enjoys lawned front garden, extensive driveway parking, detached garage, pleasant enclosed private rear garden.

uPVC glazed panelled entrance door with double glazed oval shaped opaque vision panel into reception lobby.

## Reception Lobby

Glazed panelled door through to lounge and door to cloaks cupboard which houses the wall mounted Worcester gas combi central heating boiler.

## Lounge

18'3" x 9'11" (5.56m x 3.02m)

uPVC double glazed bay window to front elevation, Adam style fire surround with marble back and hearth and onset coal effect electric fire. Radiator, power points, cable data outlet, cornice ceiling, ceiling light fitting, open through to dining room.

## Lounge

## Dining Room

10'2" x 7'3" (3.10m x 2.21m)

Radiator, power points, cornice ceiling, ceiling light fitting, panelled door through to inner hallway.

## Inner Hallway

Access to roof space, doors to bedrooms, bathroom and open through to fitted kitchen.

## Fitted Kitchen

11'1" x 7' (3.38m x 2.13m)

Modern base and wall units with work surfaces and

tiled splashbacks to walls, inset one and half bowl stainless steel sink with mixer tap, Stove New Home four burner gas cooker with stainless steel chimney style extractor canopy over, Bosch Classic auto washer and Leibherr upright fridge freezer unit, power points, ceramic tiled floor, open serving area to dining room with display plinth down lighters. Two uPVC double glazed windows to side elevation and uPVC glazed panelled external door to side elevation.

## Bedroom One (fitted)

11'5" x 8'11" incl fitted units (3.48m x 2.74m incl fitted units)

Double glazed sliding patio doors to rear elevation and opening into Conservatory, radiator, power points. An abundance of fitted wardrobes with matching overhead bridging units and matching bedside cabinets and matching vanity drawer units (all within room dimensions stated).

## Conservatory

9'7" x 8'9" (2.92m x 2.67m)

uPVC double glazed windows to three elevations (all with swivel blinds) over dwarf brick wall, uPVC double glazed french doors to rear elevation opening onto rear garden. Polycarbonate roof, radiator, power points, ceiling light fitting.

## Bedroom Two

9' x 7'9" (2.74m x 2.36m)

uPVC double glazed window to rear elevation, radiator, power points.

## Shower Room

Three piece suite comprising of enclosed shower cubicle with thermostatically controlled shower head, glazed sliding doors, pedestal hand wash basin and low-level w.c. Chromium plated ladder rack towel rail, extractor fan, tiling to walls, ceramic tiled floor and

uPVC double glazed opaque window to side elevation.

### External

Open planned lawned garden to front. Extensive driveway leading to canopied entrance door. To the side of the property double wrought iron gates allowing further driveway parking and leading to detached garage and to the rear garden with large paved patio area, lawned with border stocked with plants and shrubs.

### Detached Garage

Up and over, window to side elevation, power and light.

### 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.

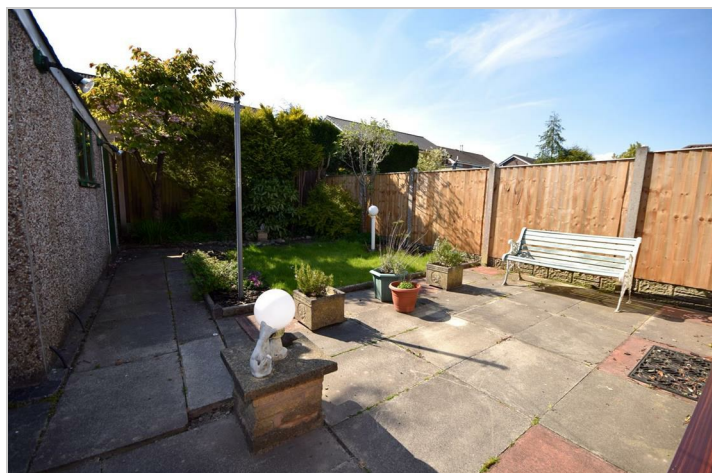
### Council Tax

We understand the property is in council tax band B this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://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



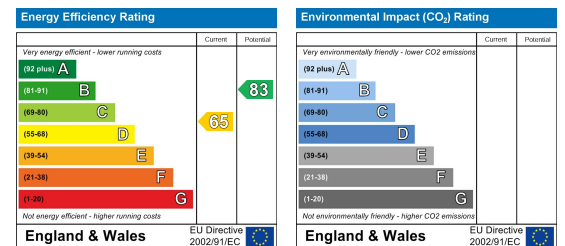
## Floor Plan



## 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.