



11 Turner Street

Westhoughton, BL5 2DZ

Offers in the region of £169,500



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Entrance Porch

4'3" x 3'8" (1.30m x 1.12m)

uPVC Entrance Door and uPVC double glazed window to front and uPVC double glazed opaque window to side elevation.

Lounge

14'6" x 13'8" (4.42m x 4.17m)

uPVC double glazed window to front elevation with views overlooking the beautiful farm land. Original Oak beams to ceiling, radiator, tv aerial point, carpet to floor, fire surround with black back and hearth and electric fire. Plug sockets, centre ceiling light, cupboard housing utility meters.

Kitchen / Diner

14'6" x 12'0" to widest point (4.42m x 3.66m to widest point)

Fitted with a range of wall and base units with complimentary work surfaces over, one and half sink unit with mixer tap and drainer, four ring gas hob with extractor fan above, integrated oven and grill, washing machine, space to site fridge freezer, space to site dining table and chairs. partial tiling to walls. Cupboard housing the newly installed Vaillant combi boiler (advised by vendor two months old), tiling to floor, plug sockets, centre ceiling light, uPVC double glazed window to rear elevation overlooking the private rear garden, stable door with partial glass panelled obscured inserts.

First Floor / Landing

Carpet to stairs, white wooden hand rail. Landing with loft access, centre ceiling light, carpet to floor.

Master Bedroom

14'6" x 14'1" (4.42m x 4.29m)

Larger than average Bedroom with uPVC double glazed window to front elevation with views overlooking beautiful farmland and fields. Carpet to floor, centre ceiling light, radiator, plug sockets, space to site bedroom furniture as desired.

Bedroom Two

11'3" x 9'0" (3.43m x 2.74m)

uPVC double glazed window to rear elevation overlooking private rear garden. Carpet to floor, radiator, plug sockets, centre ceiling light. Loft ladder access to loft room.

Loft Room

Skylight, carpet to floor, power and light.

Shower Room

Fully tiled corner shower cubicle with combi shower and hand held attachment, vanity sink with storage cupboard below, low level w.c. flush, fully tiled walls, vinyl flooring, ceiling spotlights, towel rail, sliding door, uPVC double glazed opaque window to rear elevation.

External

Front: Driveway allowing off road parking. Large garden mainly laid to lawn with mature trees and shrubs to borders. Footpath leading to front entrance.

Rear: Private rear garden with patio area. Shed.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Tel: 01942 817090

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

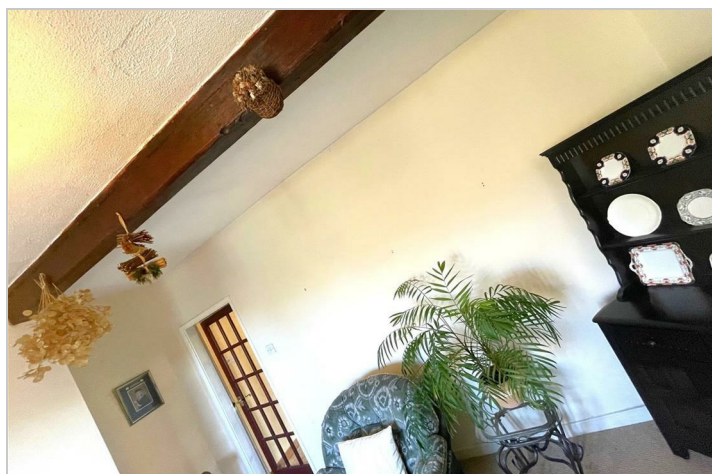
We understand the property is in council tax band B this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

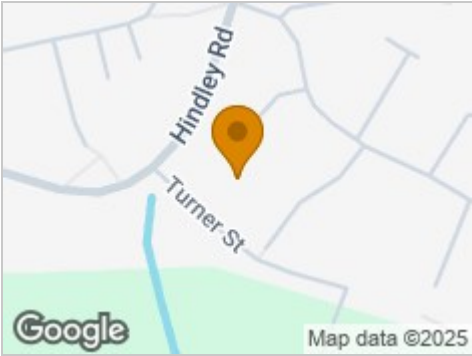
All Properties

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



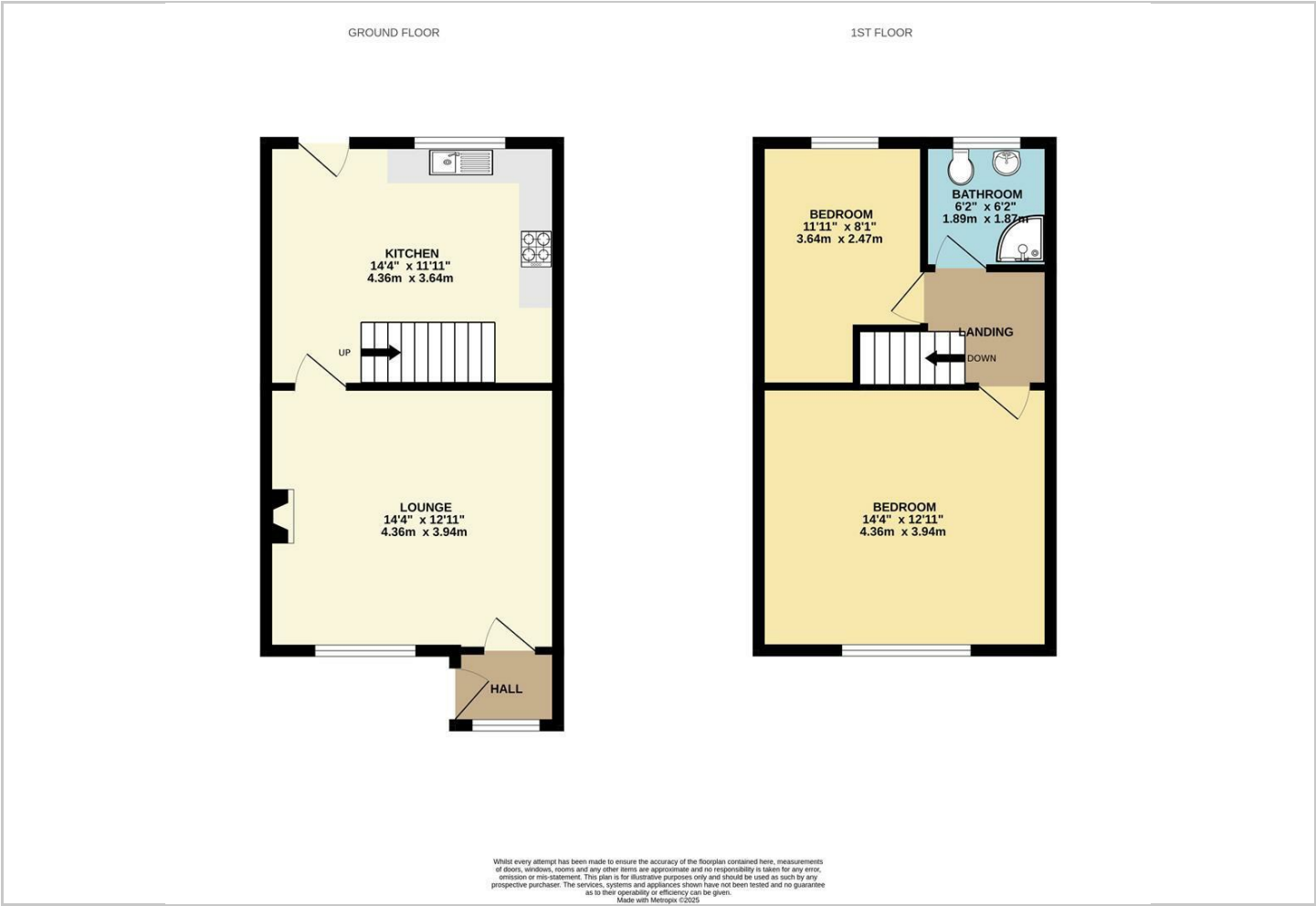
Hybrid Map



Terrain Map



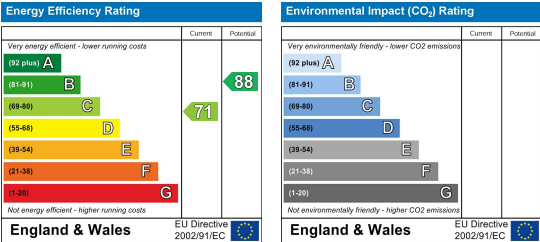
Floor Plan



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.