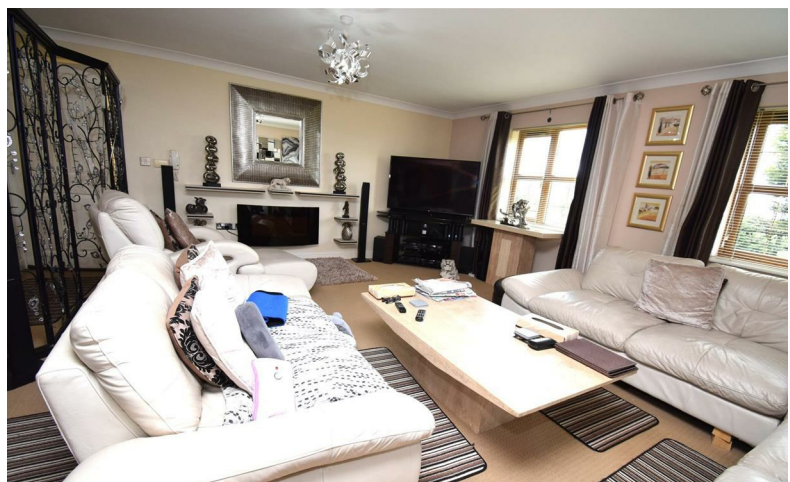




Offers in the region of £175,000

The Meadows, 14 Chorley Road, Westhoughton, Bolton, BL5 3GF

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** NEW PRICE OFFERS IN THE REGION OF £175,000**

SPACIOUS AND FABULOUS TWO BEDROOM (MASTER FITTED AND EN-SUITE)
GROUND FLOOR APARTMENT ** OFFERED TO MARKET WITH THE BENEFIT OF NO UPWARD CHAIN **

Set within this HIGHLY DESIRABLE INDIVIDUALLY PURPOSE BUILT DEVELOPMENT and securely positioned behind electronically operated gates and with ALLOCATED COURTYARD PARKING and COMMUNAL LAWNED GARDENS together lovely OPEN VIEWS to the FRONT and REAR. The property is also conveniently situated within a short distance of the MIDDLEBROOK RETAIL and LEISURE COMPLEX together with motorway links.

Reception Lobby

Private entrance door into Reception Lobby with uPVC double glazed window to rear elevation, ceramic tiled floor, panelled door through to fabulous lounge incorporating open plan dining and kitchen.

Lounge

22'8 x 19'4 (6.91m x 5.89m)
Fabulous Lounge incorporating open plan dining and kitchen
Two uPVC double glazed windows to rear elevation with stunning open views, contemporary electric fire set to wall, two electric wall heaters, power points, cornice ceiling, twin ceiling light fittings. Modern fitted kitchen with base and wall units with work surfaces and tiled splashbacks to walls, inset stainless steel sink with mixer tap, integrated stainless steel electric oven with inset ceramic hob and stainless steel chimney style extractor canopy over, integrated fridge and freezer unit, integrated dishwasher and plumbed for auto washer, central island unit with open display shelves and cupboard units below.

Inner Hallway

Electric wall heater and panelled doors to bedrooms, bathroom and large walk in storage cupboard.

Master Bedroom (en-suite & fitted)

15'10 x 9'6 including fitted units (460.25m x 2.90m including fitted units)
uPVC double glazed window to front elevation with stunning open views towards Rivington Pike and Winter Hill. Electric wall heater, power points, range of modern fitted wardrobes with matching bedside drawer units, panelled door to en-suite shower room.

En-Suite Shower Room

Fully tiled walk in shower cubicle with hinged glazed door, pedestal hand wash basin and low-level w.c. Partial tiling to walls, ceramic tiled floor, electric wall heater, inset ceiling spotlights and extractor fan.

Bedroom Two

12'7 x 9'7 (3.84m x 2.92m)
uPVC double glazed window to front elevation with open views towards Rivington Pike and Winter Hill. Electric wall heater, power points, ceiling light fitting.

Family Bathroom

Three-piece suite comprising of panelled bath with over bath thermostatically controlled shower unit and hinged glazed shower screen, pedestal hand wash basin and low-level w.c. Partial tiling to walls, ceramic tiled floor, inset ceiling spotlights, extractor fan, electric wall heater.

Service Charge £75.00 per calendar month

We understand the property is in council tax band C 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 LEASEHOLD

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.

