



## 63 Holden Lea

Westhoughton, BL5 3PA

**Offers in the region of £164,950**





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## Accommodation Comprises

Enter via the front uPVC double glazed entrance door with glass patterned obscured inserts.

### Entrance Hallway

8'0" x 5'10" (2.44m x 1.78m)

Welcoming Entrance Hallway, radiator, carpet to floor, centre ceiling light, plug sockets.

### Spacious Lounge

19'2" x 10'7" (5.84m x 3.23m)

uPVC double glazed window to front elevation, brick fire surround with marble base and inset gas fire, carpet to floor, coving, centre ceiling light, tv aerial point, uPVC french doors overlooking the private large rear garden. Radiator, plug sockets.

### Kitchen/Diner

13'3" x 10'7" (4.04m x 3.23m)

Large kitchen/diner fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap and drainer, gas hob and integrated oven, washing machine, tumble dryer, under counter fridge and under counter freezer, plug sockets. Space to site dining room table and chairs. Under stairs storage cupboard housing utility meters. Radiator, partial tiling to walls, tiled flooring, centre ceiling light uPVC double glazed window to rear elevation over looking the lovely rear garden.

### Reception Room Two

8'2" x 7'8" (2.49m x 2.34m)

uPVC double glazed window to front elevation and uPVC double glazed opaque window to side elevation, uPVC double glazed door with obscured glass patterned insert to side elevation. Radiator, vinyl flooring, centre ceiling light, gas meter, plug sockets, wall mounted IDEAL exclusive combi boiler.

## Fist Floor Stairs/Landing

Carpet to stairs, wooden hand rail. Landing with carpet to floor, double radiator, loft access, uPVC double glazed window to rear elevation.

### Bedroom One

12' x 10'7" (3.66m x 3.23m)

uPVC double glazed window to front elevation, fitted wardrobes with matching overhead storage and matching bedside drawer units. Carpet to floor, radiator, centre ceiling light, tv aerial point.

### Bedroom Two

12'8" x 12'0" to wardrobe space (3.86m x 3.66m to wardrobe space)

uPVC double glazed window to front elevation. Fitted wardrobes and matching bedside drawer units. Carpet to floor, radiator, tv aerial point, plug sockets.

### Bedroom Three

8'0" x 7'8" (2.44m x 2.34m)

uPVC double glazed window to rear elevation with pleasant private outlook. Built in wardrobes with overhead storage and matching drawer units. Radiator, carpet to floor, centre ceiling light, tv aerial point.

### Family Bathroom

10'0" x 8'2" (3.05m x 2.49m)

Four piece suite comprising panelled bath, fully tiled separate shower cubicle with electric shower and hand held attachment, low level w.c flush, pedestal sink with mixer tap. Ceiling spotlights, uPVC double glazed opaque window to rear elevation.

## External

Front: Garden laid mainly to lawn with steps down leading to the front entrance door. Driveway allowing off road parking.

Tel: 01942 817090

Rear: Large Private Rear Garden mainly laid to lawn with paved patio/entertaining area. Fenced panelled boundaries, garden shed. Boundaries stocked with trees, plants and shrubs. Gated side access leading to the front of the property. Potential to extend to the rear subject to planning permission.

### 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

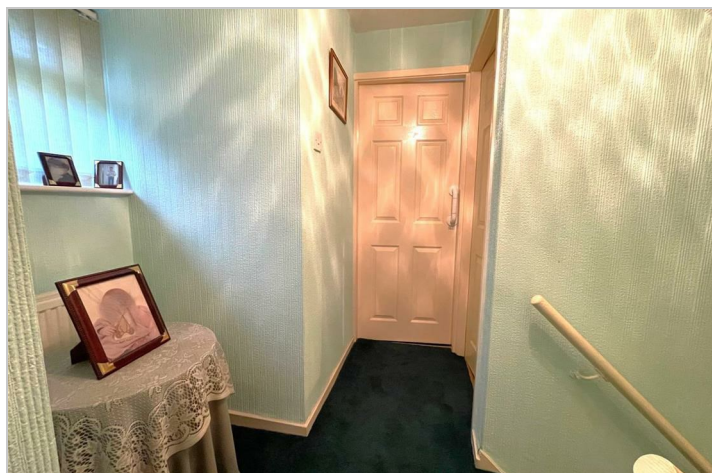
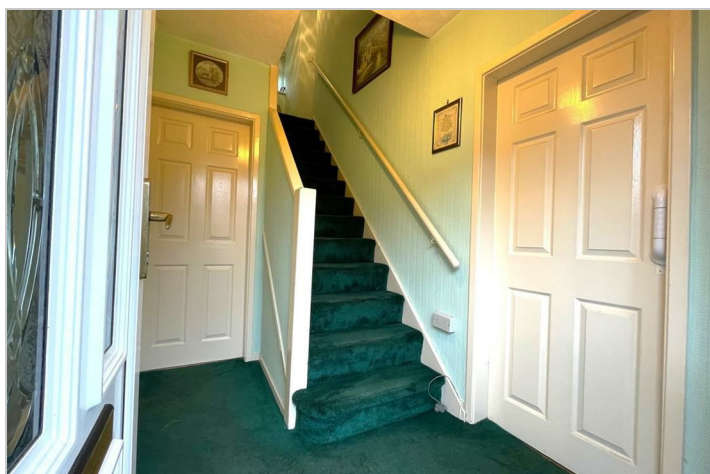
We understand the property is in council tax band A this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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



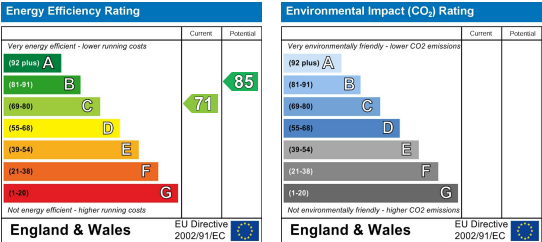
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.