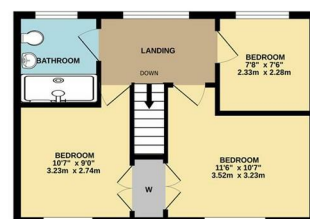




# 1 Arundale

Westhoughton, BL5 3YB

**Offers over £280,000**





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## Entrance Hallway

11'5" x 6'0" (3.48m x 1.83m)

Centre ceiling light, dado rail, coving, carpet to floor, double radiator, wall mounted alarm panel box, two centre ceiling lights, stairs leading to first floor.

## Lounge

16'1" x 11'7" (4.90m x 3.53m)

uPVC double glazed window to front elevation, Adam style fire surround with back and hearth, gas fire, carpet to floor, coving, two double radiators, plug sockets, tv aerial point.

## Kitchen Diner

16'1" x 11'7" (4.90m x 3.53m)

Fitted Kitchen fitted with a range of beige wall and base units and complimentary work surfaces over, stainless steel sink with mixer tap and drainer, gas hob with extractor canopy over, integrated oven and grill, space and plumbing for auto washer, cupboard housing Baxi combination (advised by vendor boiler is 3 years old), partial tiling to walls, centre ceiling light, laminate flooring, under stairs storage cupboard, plug sockets, uPVC double glazed window overlooking the rear garden, door leading through to conservatory.

Dining Area: uPVC double glazed window to front elevation, centre ceiling light, coving, laminate flooring, space to site dining room table and chairs, tv aerial point.

## Conservatory

14'0" x 8'1" (4.27m x 2.46m)

uPVC double glazed windows to side and rear elevations overlooking the rear garden, plug sockets, carpet to floor, patio doors leading to the lounge and door leading into the kitchen.

## Ground Floor Wc

6'4" x 3'3" (1.93m x 0.99m)

Low level Wc flush, vanity sink with mixer tap and storage cupboard under, radiator, wall mounted fuse box, vinyl flooring. uPVC double glazed opaque window to side elevation, centre ceiling light.

## Stairs leading to First Floor Landing

Carpet to stairs, white wooden handrail.

## Landing

uPVC double glazed window to rear elevation, carpet to floor, loft access, dado rail, centre ceiling light, plug socket.

## Master Bedroom

11'6" x 10'7" (3.51m x 3.23m)

uPVC double glazed window to front elevation, carpet to floor, radiator, tv aerial point, centre ceiling light, built in wardrobes and matching dressing table and drawer units.

## Bedroom Two

10'7" x 9'0" (3.23m x 2.74m)

uPVC double glazed window to front elevation, carpet to floor, plug sockets, radiator, built in wardrobes and matching built in storage cupboard.

## Bedroom Three

7'8" x 7'6" (2.34m x 2.29m)

uPVC double glazed window to rear elevation, carpet to floor, plug sockets, centre ceiling light, radiator, space to site bedroom furniture as desired.

## Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Modern three piece suite comprising walk in double

shower with glass shower screen, rainfall waterfall shower head and separate hand held attachment, pedestal sink with mixer tap, low level w.c. flush, mirror, shaving point, chrome towel rail/radiator, centre ceiling light, uPVC double glazed opaque window to rear elevation.

### Garage

Detached Single Garage with up and over door power and light.

### External

Front: Laid mainly to flag. Driveway allowing off road parking for two/three vehicles.

Rear : Pebbled area, borders stocked with plants and shrubs, fenced panelled boundaries, patio/entertaining area, gated side access.

### 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 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



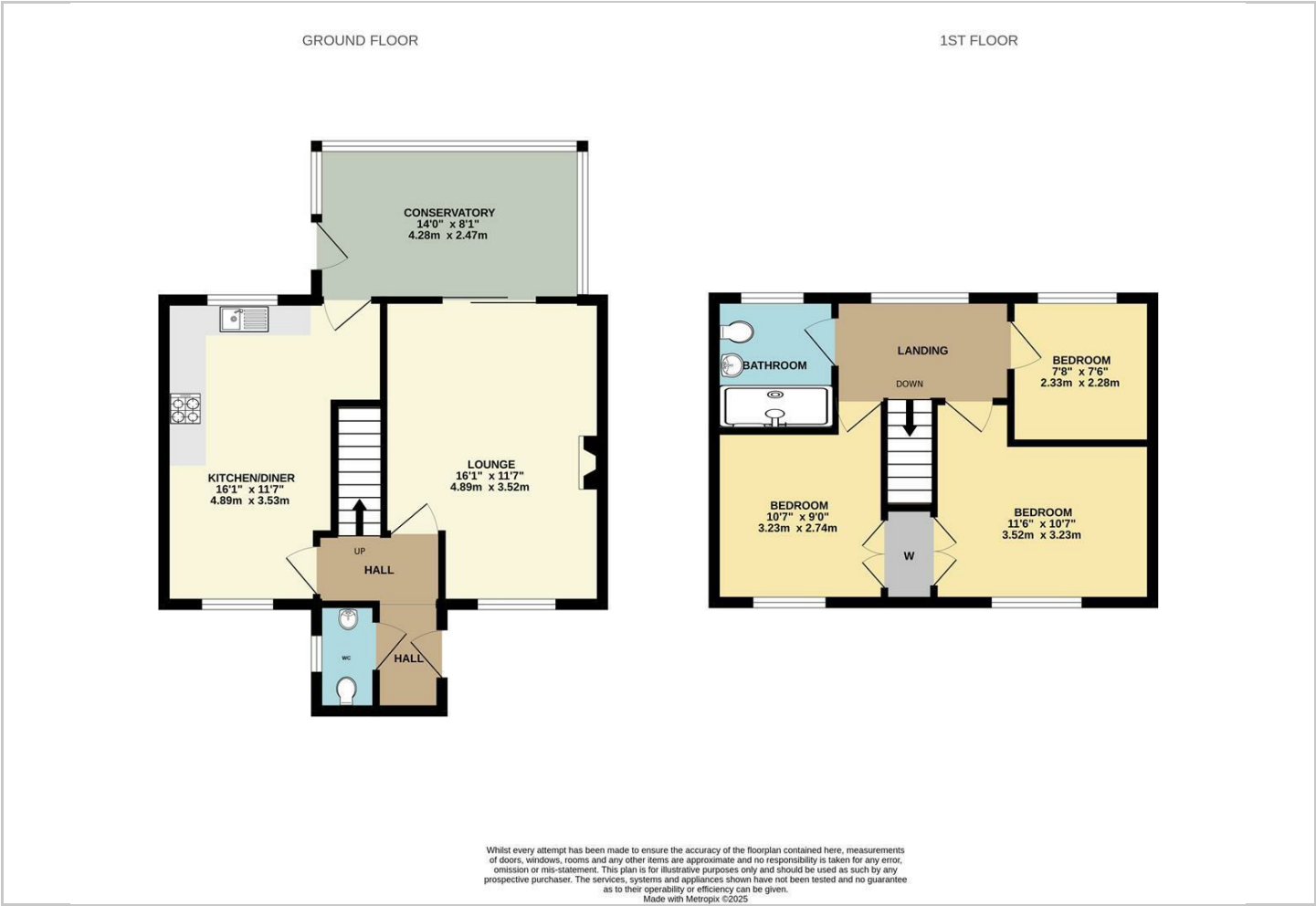
Hybrid Map



Terrain Map



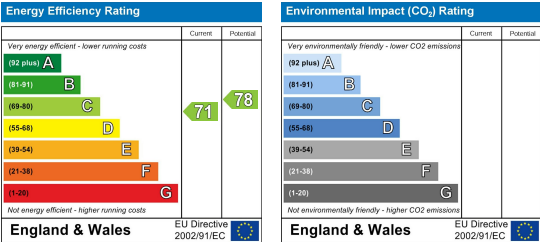
Floor Plan



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.