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1 Yellow Lodge Drive

Westhoughton, BL5 3EX

Offers in the region of £270,000

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Accommodation
Timber/glazed entrance door through to vestibule. Porthole window to side elevation, timber/glazed door through to lounge/dining room.

Lounge / Dining Room
23'10" x 10'1" (7.26m x 3.07m)
Well presented spacious room with double glazed windows to both front and rear elevations with fitted blinds. Two radiators, storage cupboard, timber/glazed door off to kitchen

Kitchen
9'4" x 8'7" (2.84m x 2.62m)
Fitted with a range of wall and base units, stainless steel sink unit with chrome mono mixer tap, work surface, splash-back to walls, electric oven and hob, plumbed for auto washer, under counter side-by-side fridge and freezer, double glazed window to rear elevation, timber rear entrance door leading to fully enclosed rear garden.

Stairs leading to landiing
Switchback staircase off lounge to landing. Timber glazed window to side elevation, squared access to roof space.

Bedroom One
11'2" x 11'10" (3.40m x 3.61m)
Double glazed window to front elevation, radiator with thermostatic control.

Bedroom Two
11'2" x 11'7" (3.40m x 3.53m)
Timber double glazed window to rear elevation, radiator.

Bedroom Three
8'6" x 8'1" (2.59m x 2.46m)
Timber double glazed window to front elevation, radiator.

Family Bathroom
Three piece suite in white comprising pedestal hand wash basin, bath with over bath shower, single flush w.c. Tiling to walls, airing cupboard with shelving, radiator, double glazed window to side elevation.

External
Paved driveway to front allowing off road parking. Raised beds stocked with plants and shrubs. Side gated paved access to both sides. Fully enclosed rear garden laid to lawn with raised beds stocked with plants and shrubs.

Garage
Garage with up and over door.

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

Disclaimer
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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

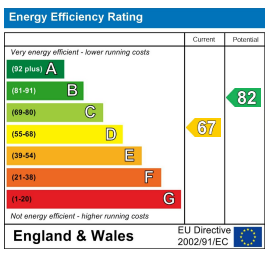
Terrain Map

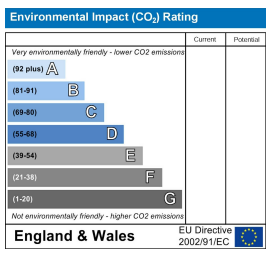
Floor Plan

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





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