charlesworth estates.co.uk



35 Holmecroft Chase

Westhoughton, BL5 3ZN

£125,000

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Accommodation
Entering through the communal entrance door leading to the front entrance door to the apartment. This newly renovated and stunning ground floor apartment has been modernised to a high standard throughout with newly installed fitted kitchen & integrated appliances, newly fitted shower room, new carpets and karndean flooring, painted throughout with new blinds and curtains, new electric consumer box.

Entrance Hallway
16'4" x 3'6" (4.98 x 1.07)
Spacious entrance hallway with newly fitted karndean flooring, centre ceiling light, wall mounted modern electric heater, security intercom, plug sockets, storage cupboard which houses the newly fitted electric consumer box.

Lounge
15'6 x 11'9 (4.72m x 3.58m)
uPVC double glazed window to front elevation, newly fitted grey carpet, centre ceiling rose and light, plug sockets, tv aerial point, wall mounted modern electric heater.

Fitted Kitchen
10'9 x 7'10 (3.28m x 2.39m)
Newly fitted kitchen with a range of Cashmere shaker style wall and base units with complimentary work surfaces over and matching upstands, integrated electric oven and hob with extractor hood above, integrated fridge freezer, integrated washing machine. Karndean flooring. Centre ceiling light, uPVC double glazed window to rear elevation overlooking the beautiful gardens with the most pleasant private aspect. Cupboard housing hot water cylinder and space for storage.

Bedroom
11'5 x 11'0 (3.48m x 3.35m)
uPVC double glazed window to front elevation and uPVC window to side elevation allowing in plenty of natural light, newly fitted grey carpet, plug sockets, space to site bedroom furniture as desired, wall mounted modern electric heater, centre ceiling light.

Modern Shower Room
7'3 x 6'6 (2.21m x 1.98m)
Newly installed modern shower room suite with walk in large shower and glass screen with tiling withing the shower area, low level Wc, vanity sink with mixer tap and cupboard under, tiling to floor, part tiling to walls, extractor fan with lighting, wall mounted mirror, uPVC double glazed window to rear elevation, centre ceiling light, tall chrome radiator.

External / Parking
Allocated car parking space.
Communal gardens and private to the rear.

Council Tax Band
We understand the property is in council tax band A 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. (£125 per annum - to be confirmed)

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.

Management Service Charge

Service Charge is £98.00 per month which includes building insurance, garden maintenance.

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.

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Road Map



Hybrid Map



Terrain Map

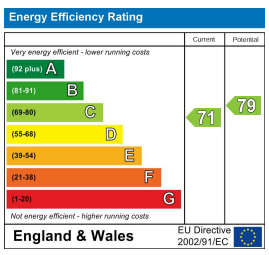


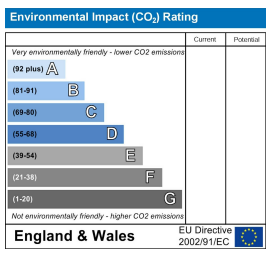
Floor Plan

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.

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