



## 5 Allerton Close

Westhoughton, BL5 3UG

**Offers over £355,000**





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## Accommodation Comprises Entrance Hallway

Welcoming entrance hallway with modern custom fitted cupboards for storage, radiator, laminate flooring, stairs leading to first floor.

## Lounge

21'8" x 11'0" (6.61m x 3.37m)

Spacious lounge with uPVC double glazed window to front elevation, modern wall mounted gas fire with feature surround, carpet to floor.

## Kitchen / Diner

19'3" x 10'10" (5.87m x 3.30m)

Striking Bespoke Kitchen fitted with a range of wall and base units and complimentary work surfaces, breakfast bar & stools, Integrated appliances include; Built in oven and grill, microwave, hob with extractor hood above, fridge, dishwasher. Stainless steel sink with drainer and mixer tap. Two radiators, UPVC double glazed window and UPVC double glazed patio doors to rear elevation, spotlights, laminate flooring. Large Dining Area.

## Utility Room

8'9" x 7'5" (2.67m x 2.26m)

Spacious utility room fitted with a range of high gloss wall and base units with complimentary work surfaces over, stainless steel sink with drainer and mixer tap. UPVC double glazed window to side elevation, plumbing for washing machine, space for fridge/freezer, tiled flooring.

## Snug/Sitting area/Office

10'2" x 7'3" (3.10m x 2.21m)

Situated off the dining area this snug/office/sitting area comprises of modern décor, laminate flooring, radiator.

## Downstairs WC

6'3" x 3'8" (1.91m x 1.13m)

Two-piece suite comprising of; low level w.c. hand wash basin with vanity unit below. Laminate flooring, heated radiator/towel rail.

## First Floor Landing

Spacious landing with storage cupboard, spotlights to ceiling, carpet to floor.

## Master Bedroom

14'1" x 10'5" (4.29m x 3.18m)

Spacious master bedroom with fitted wardrobes. uPVC double glazed window to front elevation, storage cupboard, carpet to floor, radiator.

## Bedroom Two

11'2" x 8'10" (3.40m x 2.69m)

uPVC double glazed window to front elevation, carpet to floor, radiator. Space to site bedroom furniture as desired.

## Bedroom Three

14'2" x 8'6" (4.32m x 2.59m)

uPVC double glazed window to rear elevation, fitted wardrobes with matching dressing table, carpet to floor, radiator.

## Bedroom Four

8'8" x 6'5" (2.64m x 1.96m)

Two uPVC double glazed windows to rear elevation, carpet to floor, radiator. Space to site bedroom furniture as desired.

## Family Bathroom

10'0" x 7'8" (3.05m x 2.34m)

Modern Four Piece Bathroom Suite comprising of; Low level Wc, walk in shower enclosure, hand wash basin with vanity unit, bath. Porcelain floor tiles, part

tiling to walls, heated towel rail, spotlights to ceiling.  
uPVC double glazed window to side elevation.

### Externally

Large block paved driveway to the front of the property for off road parking for upto two vehicles and garden laid mainly to lawn. Gated side access.

Private rear garden laid mainly to lawn and patio area. Large garden shed and outside tap. Fenced panelled boundaries.

### Parking / Driveway

Large block paved driveway allowing off road parking for up to two vehicles.

### 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 Band

We understand the property is in council tax band D 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



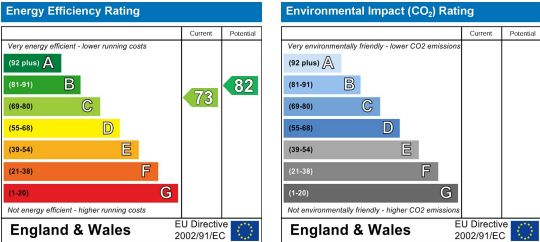
Floor Plan



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