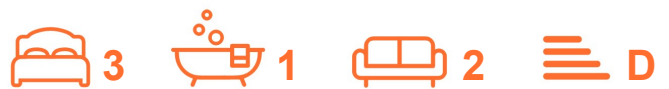




210 Manchester Road

Westhoughton, BL5 3LA

Offers in the region of £205,000



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Accommodation

Period style solid timber panelled entrance door into reception vestibule.

Reception Vestibule

Original detailed cornice ceiling, timber panelled door through to reception hallway with radiator, fitted "sun tunnels", stairs off to first floor and glazed panelled door through to lounge and sitting room.

Lounge

14'6" max into bay x 11'8" max into alcoves (4.42m max into bay x 3.56m max into alcoves)
uPVC double glazed square walk-in square bay window to front elevation, timber fire surround with reconstituted back and hearth and inset living flame gas fire, detailed original cornice ceiling and corbiers set to bay, radiator, power points, centre ceiling light fitting.

Sitting Room/Family Room

15'5" max into alcoves x 12'4" (4.70m max into alcoves x 3.76m)
Contemporary reconstituted marble fire surround with matching back and hearth and inset living flame gas fire, power points, inset ceiling spotlights, glazed panelled door to understairs storage, glazed panelled door through to fabulous open plan dining kitchen.

Dining Kitchen

14'3" x 13'8" (4.34m x 4.17m)
An abundance of fitted base and wall units with work surfaces and tiled splashbacks to walls, inset one and half bowl ceramic sink with mixer tap, integrated eye level Neff stainless steel oven and grill, inset Neff ceramic induction oven with integrated Neff extractor canopy over, plumbed for auto washer, space for tumble dryer, housing for American style fridge freezer unit, Hotpoint american style fridge freezer with integrated ice maker set to bespoke housing. Two uPVC double glazed windows to rear elevation and uPVC glazed panelled external door to rear

elevation, two double glazed velux skylights to rear elevation and inset ceiling spotlights.

Stairs to first floor landing

Panelled doors to bedrooms and bathrooms, fitted "sun tunnels".

Master Bedroom

15'3" max x 12'2" (4.65m max x 3.71m)
including fitted units. Two uPVC double glazed windows to front elevation, two radiators, power points, cornice ceiling. Range of modern fitted wardrobes and matching drawer units.

Bedroom Two

10'1" x 7'9" (3.07m x 2.36m)
uPVC double glazed window to rear elevation, power points.

Bedroom Three

10' x 7'1" (3.05m x 2.16m)
uPVC double glazed window to rear elevation, radiator, power points, doors to integral storage cupboards, stairs leading to upper floor loft conversion.

Family Bathroom

Three-piece suite comprising of panelled bath with over bath shower and hinged glazed shower screen, hand wash basin with mixer tap set to vanity unit with storage below, low level w.c. Contemporary vertical radiator, tiling to walls, tiled flooring, integral storage cupboard and vanity mirror set to wall with overhead bulkhead with inset spotlights. Fitted "sun tunnels"

Loft Conversion

15'1" x 10'3" (4.60m x 3.12m)
Superb useful loft conversion with two double glazed velux skylights to rear elevation with integral black out blinds, power points, inset ceiling spotlights and doors with access to an abundance of under eaves storage.

External

Garden fronted with low-level garden wall and footpath leading through wrought iron garden gate to canopied entrance door. Most pleasant enclosed private courtyard cottage garden with patio / entertaining areas and raised beds and borders stocked with a variety of mature plants and shrubs. Separate brick built storage shed and garden gate to rear elevation allowing access to unadopted road and to detached garage. Foot path to side leading to small garden plot to the rear of the garage.

Detached Garage

183" x 12'5" (55.78m x 3.78m)

Double width detached garage with power and light, windows to side elevation, barn doors to front elevation.

Tenure

We are informed by the Seller that the tenure of this property is Freehold. Charlesworth Estate Agents 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 B, this information has been taken from Valuation Office Agency 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



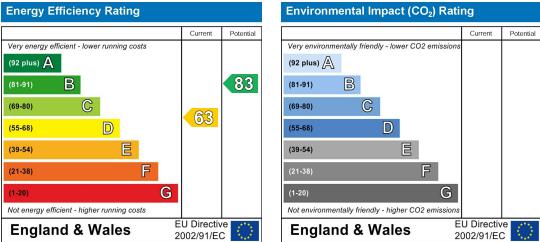
Floor Plan



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.