



2 Highbury Close

Westhoughton, BL5 2QU

Offers in the region of £330,000



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Accommodation Comprises

Reception hallway, guests cloakroom, bay fronted lounge, dining room, breakfast kitchen, four double bedrooms, en-suite shower room, family bathroom. Externally there are substantial gardens extending to the front, side and rear together with ample driveway and integral garage.

Ground Floor

Glazed panelled entrance door with opaque vision panels with leaded design and opaque glazed side panels into reception hallway.

Reception Hallway

Radiator, power points, timber panelled effect laminate flooring, stairs off to first floor, doors to lounge, kitchen and downstairs guests cloakroom.

GF Guests Cloakroom

Low-level w.c. hand wash basin, radiator, timber panelled effect laminate flooring, extractor fan.

Lounge

17'2" max into bay x 11'6" (5.23m max into bay x 3.51m)
Double glazed windows to front elevation into walk-in bay window, timber Adam style fire surround with marble back and hearth and inset living flame gas fire. Two radiators, power points, tv aerial socket, cornice ceiling, twin ceiling light fittings, timber panelled effect laminate flooring, french doors through to dining room.

Dining Room

11'2" x 8'8" (3.40m x 2.64m)
uPVC double glazed french doors to rear elevation and opening onto rear garden. Radiator, power points, cornice ceiling, timber panelled effect laminate flooring, ceiling light fitting, panelled door through to breakfast kitchen.

Breakfast Kitchen

15'5" x 8'5" (4.70m x 2.57m)
Fitted base and wall units with work surfaces and tiled splashbacks to walls, inset one and half bowl stainless steel sink with mixer tap, integrated electric oven with inset ceramic hob and extractor canopy over, space for upright fridge freezer unit, plumed for auto washer, power points, two uPVC double

glazed windows to rear elevation, uPVC glazed panelled external door to side elevation, internal access door to integral garage.

First Floor

Stairs with spindled banister rail leading to LANDING with access to roof space, power points, panelled doors to bedrooms and bathroom.

Master Bedroom (fitted & en-suite)

15'9" x 11'6" including fitted units (4.80m x 3.51m including fitted units)
uPVC double glazed window to rear elevation, radiator, power points. Range of fitted wardrobes with internal hanging rails and shelving, matching bedside cabinets and matching vanity drawer unit. Panelled door to en-suite shower room.

En-Suite Shower Room

Fully tiled walk in shower cubicle with thermostatically controlled shower unit, hinged glazed door, pedestal hand wash basin and low-level w.c. Partial tiling to walls, radiator, extractor fan, uPVC double glazed opaque window to rear elevation.

Bedroom Two (fitted)

12' x 8'10" opening up to 11'6" into recess (3.66m x 2.69m opening up to 3.51m into recess)
(including fitted units). Double glazed window to front elevation, radiator, power points. Fitted wardrobes with internal hanging rails and shelving units, matching overhead bridging unit.

Bedroom Three (fitted)

14'5" x 8'4" incl fitting units (4.39m x 2.54m incl fitting units)
Double glazed window to front elevation, radiator, power points. Fitted wardrobes with overhead bridging units and matching vanity drawer units.

Bedroom Four (fitted)

11'9" max into recess x 9'3" max (3.58m max into recess x 2.82m max)
Double glazed window to front elevation, radiator, power points. Range of fitted wardrobes with matching overhead bridging units and vanity drawer units. Panelled door to airing cupboard which houses the hot water cylinder.

Family Bathroom

Three piece suite comprising panelled bath with mixer shower spray, hinged glazed shower screen, low level w.c. hand wash basin set to vanity unit with storage below. Partial tiling to walls, extractor fan, radiator, uPVC double glazed opaque window to rear elevation.

Integral Garage

17'11" x 8'3" (5.46m x 2.51m)

Up and over door, power and light. Wall mounted Worcester gas central heating boiler.

External

The property sits on a prominent LARGE CORNER PLOT with gardens extending to the front side and rear. Front; Open plan lawn and driveway leading to integral garage and arched entrance. Side one; extensive lawned gardens with borders stocked with plants and shrubs. Footpath leading through wrought iron gate to enclosed larger than average private rear garden laid mainly to lawn with beds and borders stocked with a variety of mature trees plants and shrubs. Large paved patio/entertaining area. Hard standing with garden shed. Side two; Blocked off.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (ground rent £100.00 per annum)

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.

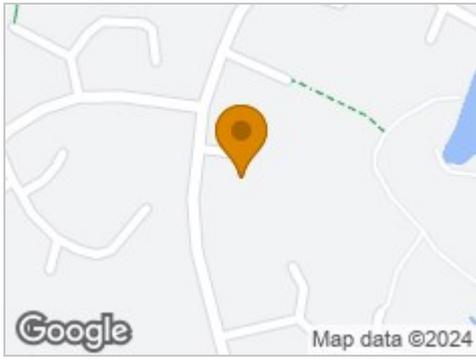
Disclaimer

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.



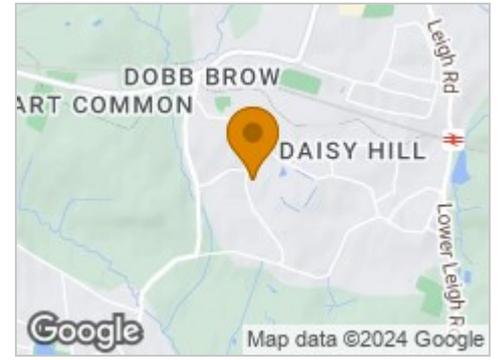
Road Map



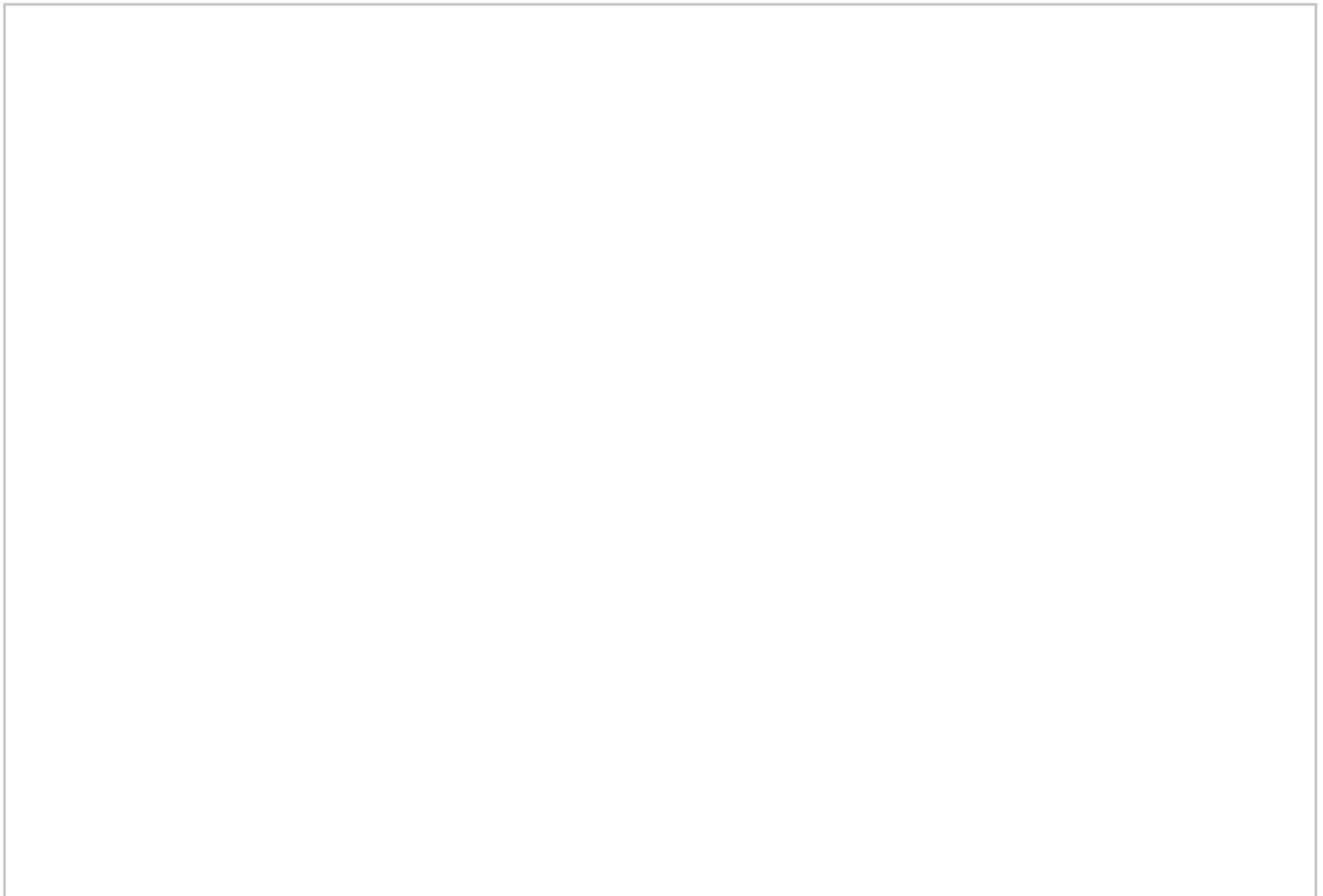
Hybrid Map



Terrain Map



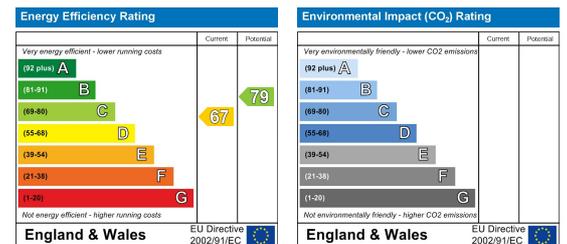
Floor Plan



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