



## Apartment 14 419 Chorley Road

Westhoughton, BL5 3GF

**Offers over £200,000**





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## Entrance Porch

6'8" x 6'6" (2.03m x 1.98m)

Private entrance door into Reception Porch with uPVC double glazed window to side elevation, ceramic tiling to floor, coving, cupboard housing utility meters, panelled door through to the fabulous lounge incorporating open plan dining area and kitchen.

## Lounge

23'3" x 19'3" (7.09m x 5.87m)

Fabulous open plan lounge incorporating dining area and kitchen. Two uPVC double glazed windows to side elevation overlooking the beautiful gardens. Tv aerial and tv mounted to wall, electric fire and surround, carpet to floor, coving, centre ceiling light.

Dining area: Grey laminate flooring, centre ceiling light, coving, two electric radiators, plug sockets.

Modern stylish fitted kitchen comprising of a range of grey high gloss wall and base units with complimentary work surfaces over, integrated oven, microwave, dishwasher and auto washing machine, partial tiling to walls, plug sockets, Franke one and half bowl sink unit with integrated drainer and mixer tap, induction five ring hob with modern extractor hood above, large American style fridge freezer and water dispenser. Central island unit with bar stools and complimentary work surfaces and grey high gloss cupboards below. Karndean flooring within the kitchen area.

## L-shaped Inner Hallway

Modern electric wall heater, grey carpet to floor, plug sockets, two centre ceiling lights, coving. Large walk in storage cupboard with power and light.

## Master Bedroom (en-suite)

16'5" x 9'6" (5.00m x 2.90m)

uPVC double glazed window to front elevation with lovely distant views towards Rivington Pike and Winter Hill. Modern electric wall heater, power point, carpet to floor, centre ceiling light plug sockets. Built in wardrobes and space to site further bedroom furniture as desired. Added benefit of leading through to the spacious en-suite

## En-Suite Shower Room

6'5" x 5'9" (1.96m x 1.75m)

Fully tiled shower cubicle with hand held attachment, hinged glazed door, low level w.c. flush, vanity sink with mixer tap and storage below. Partial tiling to walls, ceiling spotlights, vent, electric wall heater.

## Bedroom Two

13'2" x 9'6" (4.01m x 2.90m)

uPVC double glazed window to front elevation with distant views over Rivington Pike and Winter Hill. Carpet to floor, tv aerial point, centre ceiling light fitting. Built in wardrobes, electric radiator. Space to site further bedroom furniture.

## Family Bathroom

9'3" x 6'5" (2.82m x 1.96m)

Three piece suite comprising of panelled bath with over bath thermostatically controlled shower unit and hinged glazed shower screen, vanity sink with mixer tap and storage below, low level w.c. flush. Tiled flooring, ceiling spotlights, vent, wall mounted heater.

## Allocated Parking

Three allocated car parking spaces.

### Communal Gardens

Beautiful Communal Gardens and Front Garden.

### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD

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.

### 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](http://www.voa.gov.uk) website.

### Maintenance

Please note maintenance charge £75.00 per month which includes gardens and cleaning of the windows.



Road Map



Hybrid Map



Terrain Map



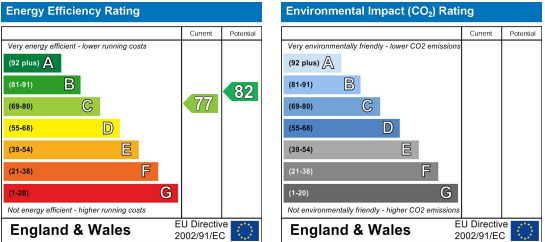
Floor Plan



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.