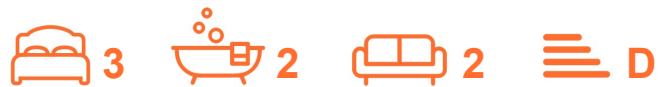




648 Manchester Road

Westhoughton, BL5 3JD

**Offers invited £180,000**



# 648 Manchester Road

Westhoughton, BL5 3JD

**Offers invited £180,000**



## Accommodation Comprises

Enter through the uPVC double glazed front entrance door into the entrance hallway.

### Entrance Hallway

Laminate flooring, double radiator, cupboard housing utility meters, centre ceiling light.

### Lounge

14'8" x 10'7" (4.47m x 3.23m)  
uPVC double glazed window to front elevation, double radiator, centre ceiling light, laminate flooring, cornice ceiling, plug sockets, tv aerial point.

### Reception Room Two / Dining Room

16'6" x 10'11" (5.03m x 3.33m)  
uPVC double glazed window to rear elevation overlooking the private garden area. Laminate flooring, double radiator, centre ceiling light, plug sockets, tv aerial point mounted to wall, under stairs storage.

### Modern Fitted Kitchen

18'1" x 8'0" (5.51m x 2.44m)  
Newly fitted kitchen comprising grey high gloss wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, gas hob and extractor fan above, integrated oven and grill, space and plumbing for auto washer, wall mounted newly fitted combi boiler, ceiling spotlights, grey vinyl flooring, double radiator, uPVC double glazed windows to side elevation, uPVC double glazed door to side elevation leading to rear garden, plug sockets, partially tiled walls.

### Ground Floor Shower Room

7'11" x 4'5" (2.41m x 1.35m)  
Comprising double shower with sliding door, electric Mira shower and shower attachment. grey vinyl flooring, low level w.c. flush, vanity sink with mixer tap. Double radiator, uPVC double glazed window to side elevation, uPVC double glazed door to side elevation.

### First Floor Landing

15'9" x 5'1" (4.80m x 1.55m)  
Newly fitted grey carpet to stairs, white balustrade unit. Loft access via retractable loft ladder, coving, double radiator, newly fitted grey carpet.

### Master Bedroom

14'1" x 11'4" (4.29m x 3.45m)  
Two uPVC double glazed windows to front elevation, double radiator, newly fitted grey carpet, centre ceiling light, plug sockets.

### Bedroom Two

11'6" x 8'7" (3.51m x 2.62m)  
uPVC double glazed window to rear elevation, double radiator, plug sockets, newly fitted grey carpet, centre ceiling light, tv aerial point mounted to wall,

### Bedroom Three

10'7" x 6'11" (3.23m x 2.11m)  
uPVC double glazed window to rear elevation, newly fitted grey carpet, double radiator, centre ceiling light, plug sockets.

### Family Bathroom

8'8" x 4'5" (2.64m x 1.35m)  
Double shower with sliding door, Triton electric

shower with hand held attachment, vanity sink with mixer tap and storage below, low level w.c. flush. Wall mounted mirrored medicine cabinet, tall black towel rail/radiator, fully tiled walls, vinyl flooring, ceiling spotlights, vent to ceiling.

#### External

Rear: Laid mainly to flag, borders stocked with plants and shrubs. Gated rear access allowing off road parking to rear.

Front: Walled boundary, gated access.

#### Detached Garage

Detached Garage.

#### Please Note

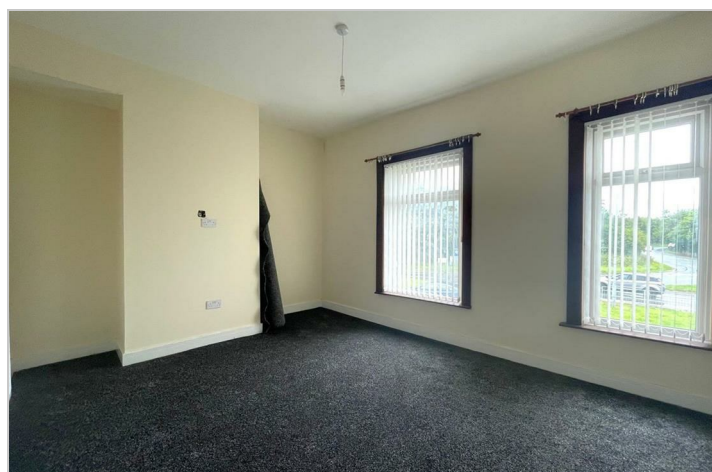
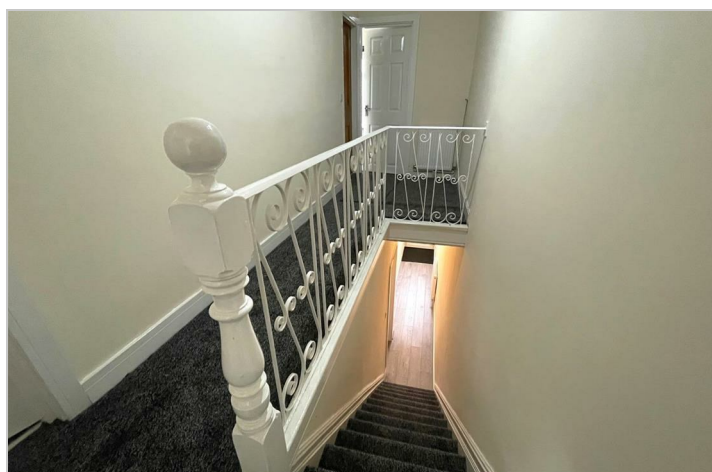
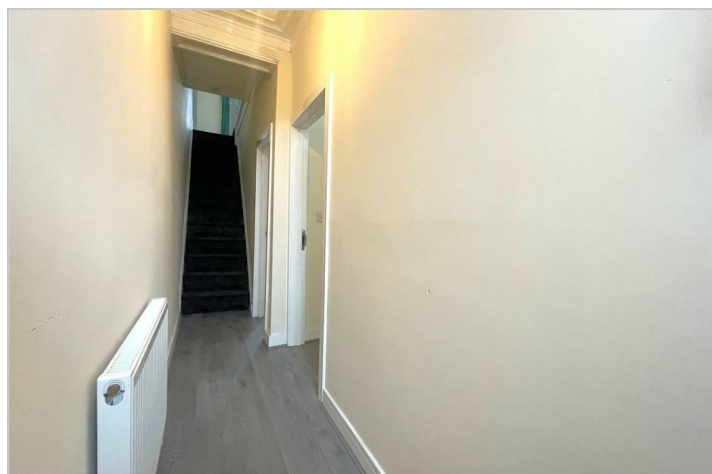
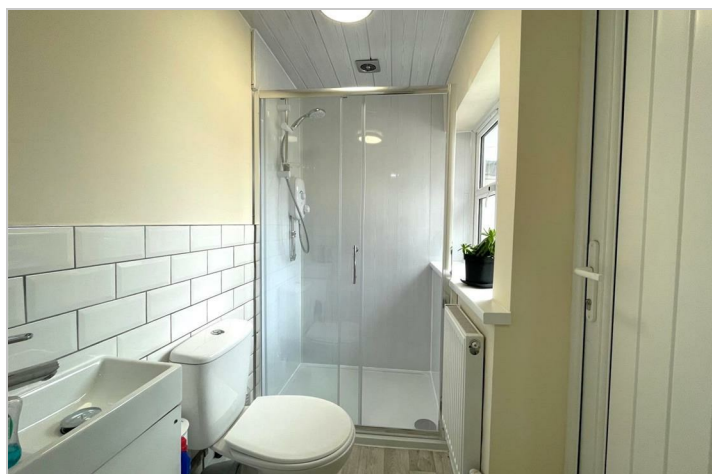
The property has been fully modernised throughout to include; New combi boiler, new radiators, new central heating pipework, re-wire, new kitchen installed, new carpets and flooring throughout.

#### 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



## Road Map



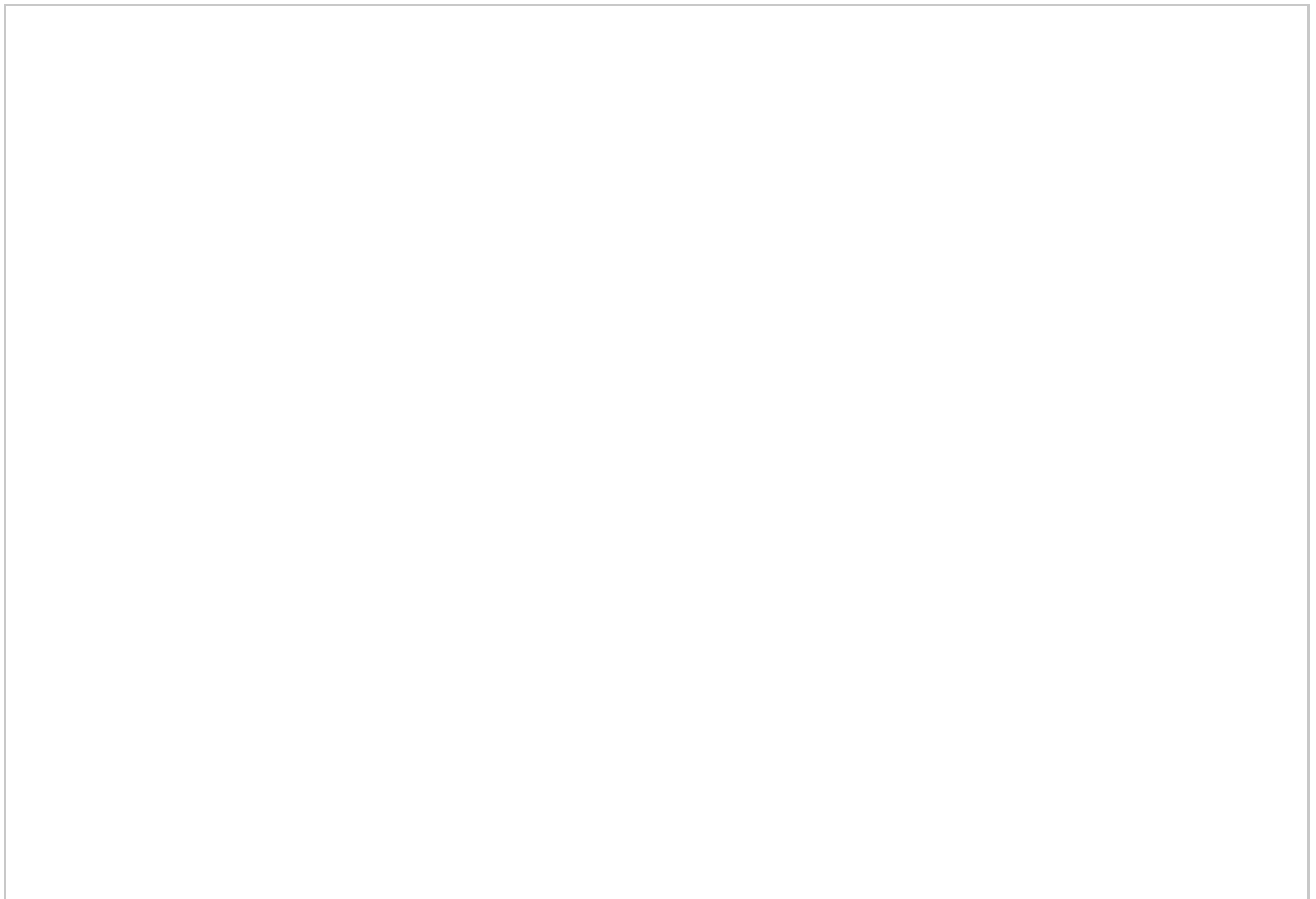
## Hybrid Map



## Terrain Map



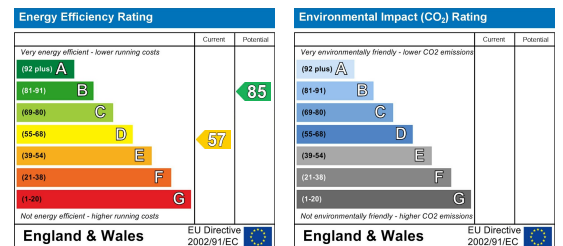
## Floor Plan



## 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.