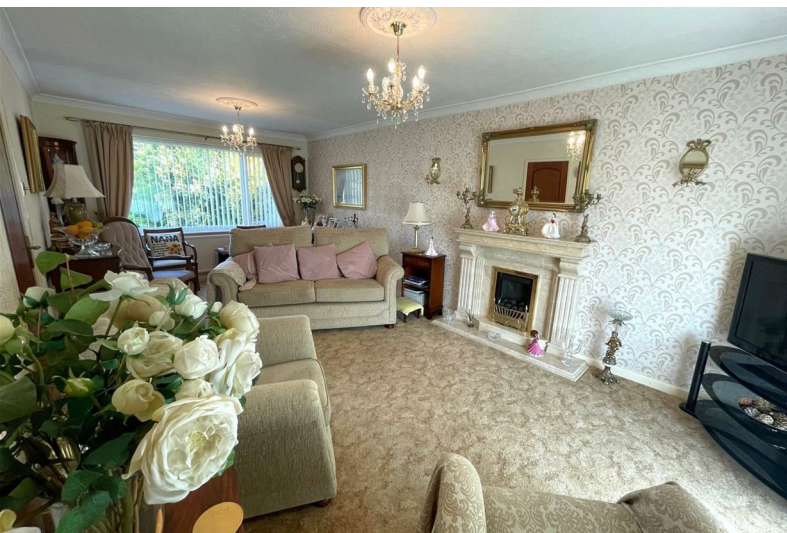




253 Park Road

Westhoughton, BL5 3HJ

Offers in the region of £285,000



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Accommodation Comprises

Entering through the uPVC double glazed entrance door through to the porch.

Porch / Sun Room

18'1" x 3'2" (5.51m x 0.97m)

uPVC double glazed windows to front elevation. Tiling to floor, centre ceiling light, plug socket.

Entrance Hallway

13'5" x 6'8" (4.09m x 2.03m)

uPVC double glazed door with opaque glass window to side, centre ceiling rose, coving, laminate flooring, double radiator, picture rail, under stairs storage cupboard housing utility meters and fuse box. Doors leading off to two reception rooms, kitchen, utility room and downstairs w.c. Stairs leading to First Floor.

Through Lounge

18'7" x 11'2" (5.66m x 3.40m)

uPVC double glazed window to rear elevation overlooking the fabulous rear garden. Two centre ceiling lights and ceiling roses, coving, patio door leading to the porch/sun room. Radiator, carpet to floor, tv aerial point, plug sockets, two radiators, Adam style marble effect fire surround with marble back and hearth with inset gas fire.

Reception Room Two

12'1" x 10'10" (3.68m x 3.30m)

uPVC double glazed window to front elevation, carpet to floor, plug sockets, centre ceiling rose and light, Adam style mahogany fire surround with marble back and hearth with inset gas fire, serving hatch leading through to kitchen, coving.

GF Cloaks/w.c

9'1" x 3'3" (2.77m x 0.99m)

Modern downstairs w.c. comprising low level w.c. vanity sink with mixer tap and storage cupboard below. Built in mirror and shelving to wall with lights, centre ceiling light, fully tiled walls, shelving to floor, chrome towel rail, uPVC double glazed opaque window to rear elevation.

Kitchen

14'2" x 11'6" (4.32m x 3.51m)

Fitted with a range of beige shaker style wall and base units with complimentary high gloss work surfaces over, one and half stainless steel sink with mixer tap and drainer, electric hob with splashback, built in oven and stainless steel extractor fan above, partial tiling to walls, space to site under counter fridge, integrated microwave, kitchen serving hatch, double radiator, plug sockets, coving, tiling to floor, breakfast bar with stools, uPVC double glazed window to rear elevation overlooking the beautiful garden. uPVC double glazed door with patterned glass insert to side elevation.

Utility Room

6'1" x 5'10" (1.85m x 1.78m)

uPVC double glazed opaque window to rear elevation, cupboard with internal shelving, high gloss work surface, plumbed and space for auto washer, dryer and fridge freezer. Centre ceiling light, plug sockets, double radiator, tiling to floor.

First Floor Leading to L shape Landing

10'5" x 6'7" (3.18m x 2.01m)

Carpet to stairs, mahogany balustrade unit and wooden handrail, dado rail. Landing with large uPVC double glazed opaque window to front elevation, centre ceiling light, loft access, carpet to floor.

Master Bedroom

15'4" x 11'2" (4.67m x 3.40m)

uPVC double glazed window to front elevation and two further uPVC double glazed windows to rear elevation overlooking the beautiful rear garden. Carpet to floor, centre ceiling light, coving, plug sockets. Built in wardrobes with overhead storage cupboard and matching bedside cabinets and built in dressing table with drawers.

Bedroom Two

10'10" x 10'0" (3.30m x 3.05m)

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, radiator, built in wardrobes, dressing table and drawer unit.

Bedroom Three

10'10" x 8'2" (3.30m x 2.49m)

uPVC double glazed window to rear elevation overlooking the rear garden. Built in wardrobes, radiator, carpet to floor, plug sockets, centre ceiling, light. Cupboard with internal shelving and housing Worcester combination boiler.

Shower Room

6'3" x 6'0" (1.91m x 1.83m)

Comprising of low level w.c. flush, pedestal sink unit with mixer tap, shower cubicle with electric Triton shower and hand held attachment. Laminate flooring, fully tiled walls, double radiator, uPVC double glazed opaque window to rear elevation.

External

Front: Large front pebbled garden with borders stocked with flowers & shrubs. Wall boundary. Driveway for off road parking for upto four vehicles.

Rear : Extensive large rear gardens approximately 200ft laid mainly to lawn with pebbled areas and paved areas. Borders stocked with mature trees, flower and shrubs. Concrete shed, wooden shed and fenced panelled boundaries.

Detached Double Garage/Workshop

24'9 x 20'11" (7.54m x 6.38m)

Detached Double Garage and Workshop with power and light and car pit.

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.

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



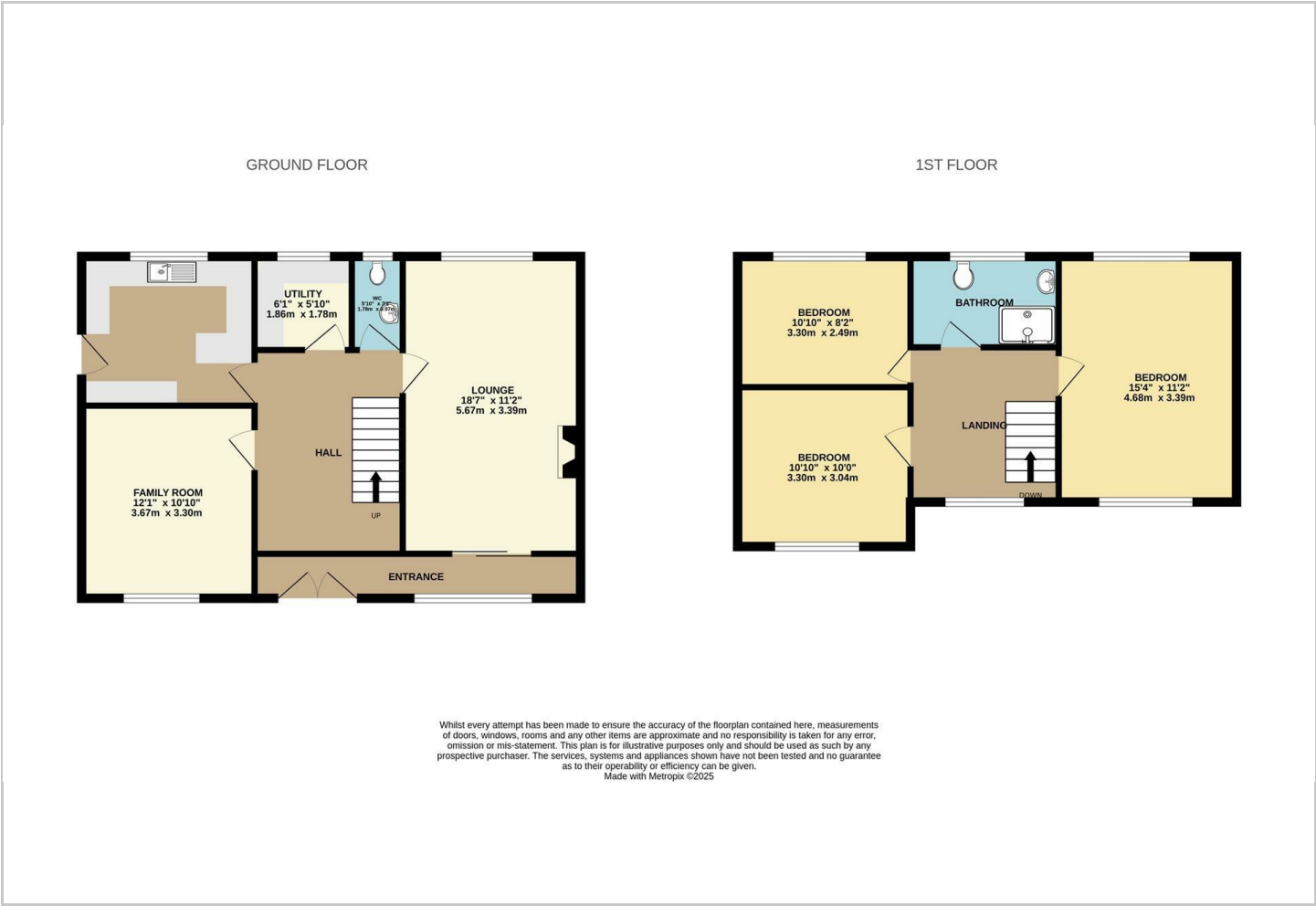
Hybrid Map



Terrain Map



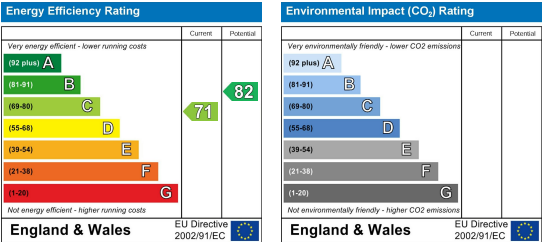
Floor Plan



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