



20 Marsham Road

Westhoughton, BL5 2GX

Offers in the region of £395,000





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### Ground Floor

Entering through the uPVC double glazed composite door to the welcoming entrance hallway.

### Entrance Hallway

14'11" x 9'3" (4.55m x 2.82m )

Spacious entrance hallway, two centre ceiling lights, laminate flooring, radiator, plug sockets, coving, storage cupboard. Doors leading off to all ground floor rooms.

### Lounge

14'2 x 13'11" (4.32m x 4.24m)

Lounge with beautiful inset gas fire (log effect) and surround, two wall lights, centre ceiling light, grey carpet to floor, plug sockets, coving, two double radiators. Leading through the patio doors to the conservatory.

### Conservatory

14'0" x 13'1" (4.27m x 3.99m)

Conservatory with underfloor heating overlooking the beautiful rear garden, uPVC double glazed windows to rear elevation and side elevations, tiling to floor, tv aerial point, radiator, plug sockets.

### Dining Room

13'7" x 9'0" (4.14m x 2.74m)

uPVC double glazed window to front elevation with fitted plantation blinds, centre ceiling light, coving, radiator, carpet to floor, plug sockets. Beautiful built-in display units and cupboards with shelving and spotlights.

### Downstairs Wc

7'7" x 2'7" (2.31m x 0.79m)

Comprising low level Wc flush, vanity sink unit with storage below. Extractor fan, tiling to walls, centre ceiling light, spotlight, laminate flooring, double radiator.

### Kitchen/Diner

14'8" x 12'4" (4.47m x 3.76m)

Spacious modern fitted kitchen/diner with shaker style wall and base units with under unit lighting, complimentary work surfaces, built in oven and grill, integrated gas hob (5 ring burner) with extractor fan above, built in fridge, space for dishwasher, space for large American style fridge freezer, double plug sockets, part-tiling to walls, Amtico flooring, LED spotlights to ceiling, double radiator, uPVC double glazed window to rear elevation overlooking the lovely rear garden and uPVC double glazed window to side elevation allowing plenty of natural light.

### Utility Room

8'3" x 4'9" (2.51m x 1.45m )

uPVC double glazed door to side elevation with opaque glass inserts, electric underfloor heating, double radiator, boiler, space and plumbing for washing machine and space for tumble dryer, sink with drainer and mixer tap, part tiling to walls, built in cupboards, centre ceiling light, Amtico flooring.

### First Floor Landing

Spacious landing with carpet to floor, wooden balustrade unit, two centre ceiling lights, double radiator, plug sockets, storage cupboard, uPVC double glazed window to front elevation with fitted plantation blinds.

Loft access with power and light.

### Master Bedroom

12'5" x 11'1" to wardrobes (3.81m x 3.40m to wardrobes)

Beautiful and Spacious Bedroom with uPVC double glazed window to front elevation with fitted plantation blinds, fan ceiling light, carpet to floor. Fitted wardrobes with fitted overhead cupboards and fitted bedside cabinets and matching drawer units. Plug sockets, radiator. Door leading to En-suite Shower Room.

### En-Suite Shower Room

8'9" x 3'2" (2.67m x 0.97m)

Double combi shower with glass door, low-level Wc, vanity sink unit with storage below. Chrome ladder style radiator/towel rail, LED ceiling spotlights, built in mirror with light, extractor fan, grey tiling to floor, shaver socket, uPVC double glazed opaque window to side elevation.

### Bedroom Two

13'7" x 9'4" to wardrobes (4.14m x 2.84m to wardrobes )

uPVC double glazed window to rear elevation, centre ceiling light fitting, carpet to floor. Built in wardrobes with overhead storage above, plinth with built in spotlights, built in matching drawer unit. Radiator, plug sockets, tv aerial point.

### Bedroom Three

9'5" x 9'1" (2.87m x 2.77m)

uPVC double glazed window to rear elevation. Built in wardrobes with overhead cupboards, shelving unit and built in matching drawer units. TV aerial point, centre ceiling light, radiator, carpet to floor.

Tel: 01942 817090

### Bedroom Four

9'5" x 6'11" (2.87m x 2.11m)

uPVC double glazed window to rear elevation, centre ceiling light, carpet to floor. Fitted wardrobes and drawer units. TV aerial point, radiator, plug sockets, centre ceiling light.

### Family Bathroom

6'5" x 6'4" (1.96m x 1.93m)

Comprising double shower with glass screen and combi shower over, vanity sink unit with storage below, low level Wc flush. Electric underfloor heating, LED ceiling spotlights, UPVC double glazed opaque window to side elevation, grey tiling to floor. Built in cupboard with shelving, extractor fan, shaver socket, ladder style radiator/towel rail.

### Double Garage

Large Double Garage with electric door, power and light. The large double garage could be converted into additional living accommodation.

### External

Front; Laid mainly to lawn, borders stocked with a variety of flowers, mature plants and shrubs. Driveway for Off Road Parking for Two Vehicles.

Rear; Laid mainly to lawn with fenced panelled boundaries and patio/entertaining area. The patio area of the garden has a mains, Wi-Fi controlled socket. Outside water tap. The garden has a water irrigation system installed. Gated Side Access to Both Sides of Property.

### 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.

### Council Tax

We understand the property is in council tax band D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://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



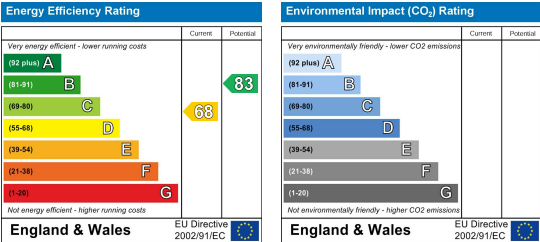
Floor Plan



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



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