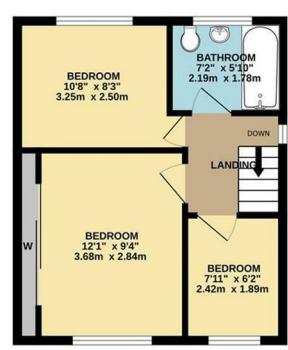




45 Leigh Road  
Westhoughton, BL5 2JE

**£235,000**



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### Entrance Hallway

Enter via the uPVC double glazed door with opaque glass (arched) patterned window. Laminate flooring, cupboard housing meters, centre ceiling light, stairs leading to first floor.

### Lounge

14'0"" x 13'8" (4.27m" x 4.17m)

uPVC double glazed bay window overlooking the beautiful front garden, carpet to floor, double radiator, tv aerial point, centre ceiling light, coving, plug sockets. White adam style fire surround with marble effect back and hearth, gas fire. Leading through the archway to reception room two.

### Dining Room

18'5" x 8'3" (5.61m x 2.51m)

uPVC double glazed bay window to side elevation, laminate flooring, centre ceiling light, coving, double radiator, plug sockets, under stairs storage cupboard housing IDEAL combination boiler (advised by vendor approximately 3 years old).

### Bedroom Four / Family Room

11" x 8'1" (3.35m x 2.46m)

This third reception room could be utilised as a fourth bedroom. uPVC double glazed window to rear elevation overlooking the lovely rear garden, radiator, centre ceiling light, laminate flooring, plug sockets.

### Modern Fitted Kitchen

11'4" x 8'10" (3.45m x 2.69m)

Fitted with a range of modern high gloss base and wall units in white with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, four ring Stoves gas hob with extractor canopy fan above, integrated Bosch oven and grill,

space to site tall fridge freezer, plumbed and space for auto washer, partial tiling to walls, centre ceiling light, uPVC double glazed window, double radiator, tiling to floor.

### First Floor Landing

6'11" x 6'6" (2.11m x 1.98m )

Carpet to stairs, white wooden hand rail. uPVC double glazed window to side elevation, carpet to floor, loft access (advised by vendor partially boarded), centre ceiling light, plug sockets,

### Master Bedroom

12'1" x 9'4" (3.68m x 2.84m)

uPVC double glazed window to front elevation, carpet to floor, plug sockets, centre ceiling light. Sliding built in wardrobes, radiator, plug sockets.

### Bedroom Two

10'8" x 8'3" (3.25m x 2.51m)

uPVC double glazed window to rear elevation, carpet to floor, plug sockets, centre ceiling light, radiator.

### Bedroom Three

7'11" x 6'2" (2.41m x 1.88m)

uPVC double glazed window to front elevation, radiator, carpet to floor, plug sockets. Wardrobes with matching overhead storage and drawer units.

### Family Bathroom

7'2" x 5'10" (2.18m x 1.78m)

Comprising P-shape bath with combi shower over, glass shower screen, vanity sink with mixer tap and storage below, low level w.c. flush. Fully tiled walls, tiled flooring, spotlights to uPVC sheeted ceiling, vent, chrome towel radiator/towel rail. uPVC double glazed opaque window to rear elevation.

## External

Rear: Garden laid mainly to lawn with paving and decking area, gated side access with paved area, patio/entertaining area, fenced panelled boundaries, garden shed.

Front: Lovely garden laid mainly to lawn, borders stocked with flowers, shrubs and mature trees. Small walled boundary to front and fenced panelled boundaries.

Driveway allowing off road parking for approximately two cars.

## Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (911 years remaining)

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



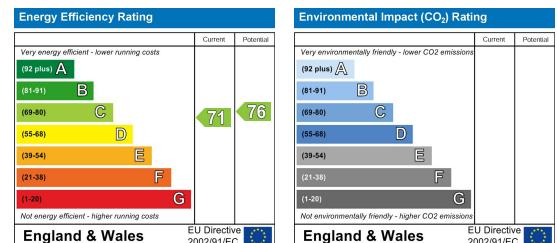
## Floor Plan



## 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.