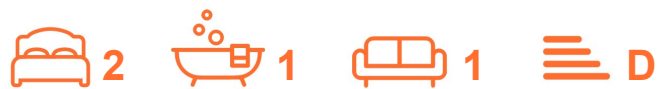




2 GRUNDYS MEWS School Street

Westhoughton, BL5 2GH

Offers in the region of £239,950



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Accommodation

Large lounge, modern fitted breakfast kitchen with integrated appliances, utility room, guests cloakroom, two double bedrooms with fitted wardrobes, family bathroom. Externally there is a garden and driveway and parking to the front. Good sized private garden with garden shed.

Ground Floor

Composite panelled entrance door with double glazed opaque vision panel into lounge.

Lounge

18'7" x 10'6" max (5.66m x 3.20m max)
uPVC double glazed window to front and side elevations, two radiators, power points, cable data outlet, tv aerial socket, ceiling light fittings, Inglenook recessed fire with wrought iron solid fuel burner style electric fire, stairs off to first floor, door to under stairs storage, door to fitted kitchen.

Kitchen

Modern high gloss fitted base and wall units with work surfaces, tiled splashbacks to walls, inset one and half bowl stainless steel sink with mixer tap, integrated stainless steel electric oven with inset ceramic hob and extractor canopy over, integrated fridge and freezer unit, power points, breakfast bar with seating for two people, radiator, uPVC double glazed window to rear elevation. Open through to utility room.

Utility Room

Base units to match kitchen, inset stainless steel sink with mixer tap, Hotpoint auto washer, power points, radiator, wall mounted gas combi central heating boiler, uPVC double glazed window to rear

elevation, timber panelled stable door to rear elevation, panelled door through to inner vestibule.

Inner Vestibule

Radiator, power points, composite panelled door to front elevation, panelled door to downstairs guests cloakroom.

Guest Cloakroom

Modern style hand wash basin with waterfall mixer tap set to vanity unit with storage below, low level w.c. chromium plated towel rail/radiator, partial tiling to walls, access to roof space, uPVC double glazed opaque window to front elevation.

First Floor

Switchback staircase with spindled banister rail, access to roof space, power points, panelled doors to bedrooms and bathroom.

Bedroom One (fitted)

11'5" x 9'10" including fitted units (3.48m x 3.00m including fitted units)
uPVC double glazed window to front elevation, radiator, power points. An abundance of modern fitted wardrobes with matching overhead bridging units, matching bedside drawer units and matching vanity drawer units (all within room dimensions stated).

Bedroom Two (fitted)

11'1" x 8' including fitted units (3.38m x 2.44m including fitted units)
uPVC double glazed window to rear elevation, radiator, power points. A range of fitted wardrobes with internal hanging rails and shelving and matching overhead storage units and base units (all within room dimensions stated).

Shower Room

Three piece suite comprising of large double width walk in shower cubicle with shower head and separate hand held shower spray and glazed panelled doors, contemporary hand wash basin with waterfall mixer tap set to vanity unit and low level w.c. Wall mounted cabinet with internal shelving and vanity mirror with integral spotlights, chromium plated towel rail/radiator.

External

Garden fronted with beds stocked with plants and shrubs. footpath through wrought iron gate leading to entrance door, driveway parking and footpath leading to rear door, footpath through garden gate leading to most pleasant larger than average easy maintenance enclosed private rear garden with paved patio/entertaining areas, raised beds stocked with flowers and plants. External garden tap and hard standing with garden shed.

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



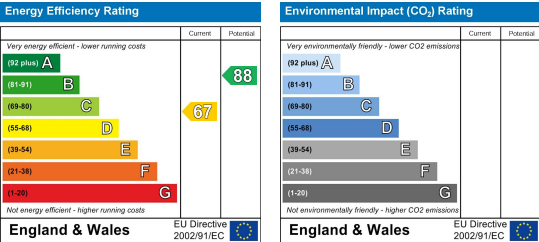
Floor Plan



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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