charlesworth estates.co.uk



27 King Street

Bolton, BL5 3AX

Offers in the region of £150,000

2 1 1 D





27 King Street

Bolton, BL5 3AX

Offers in the region of £150,000





Enter into this beautiful property via the garden fronted pathway the spacious accommodation....

Porch
3'5 x 3'3 (1.04m x 0.99m)
uPVC double glazed front entrance door leading to the porch with carpet to floor, centre ceiling light, meter cupboard mounted to wall.

Lounge
15'5 x 13'2 (4.70m x 4.01m)
uPVC double glazed bay window to front elevation, lovely gas fire with marble surround back and hearth, plug sockets, Tv aerial point, centre ceiling light, double radiator, carpet to floor, coving, understairs storage cupboard. Archway leading through to the kitchen/diner.

Fitted Kitchen / Diner
13'2 x 10'6 (4.01m x 3.20m)
uPVC double glazed composite door leading to the rear garden, uPVC double glazed window overlooking the rear garden. Large kitchen / diner fitted with cream shaker style wall and base units with complimentary work surfaces over, electric hob and integrated oven/grill with extractor hood above, one and half bowl stainless steel sink and drainer, part tiling to walls, vinyl laminate effect flooring, tall fridge freezer, space and plumbing for washing machine, double radiator, plug sockets, two centre ceiling lights. Space to site dining table and chairs.

Stairs
Carpet to stairs and wooden handrail.

Landing
6'10 x 5'7 (2.08m x 1.70m)
Carpet to floor, plug sockets.

Bedroom One
15'1 x 13'0 (4.60m x 3.96m)
Large master bedroom with uPVC double glazed bay window to the front elevation, carpet to floor, fitted wardrobes and dressing table, double radiator, centre ceiling light, space to site other bedroom furniture as desired.

Bedroom Two
13'9 x 6'11 (4.19m x 2.11m)
uPVC double glazed window to rear elevation, carpet to floor, cupboard housing the ideal combi boiler, centre ceiling light, double radiator, plug sockets, loft access.

Shower Room
7'5 x 5'10 (2.26m x 1.78m)
uPVC double glazed opaque window to rear elevation, walk in double shower with glass screen and shower hand held attachment, low level Wc flush, pedestal sink with mixer tap, part tiling to walls, spot lights to ceiling, tiling to floor, tall chrome towel radiator, cupboard with shelving for storage.

External
Paved garden to front and pathway with gated access, the garden has plenty of shrubs and flowers to borders, dwarfed wall boundary and railings.

The rear garden is paved with flowers and shrubs to borders and gated access to the rear. Walled boundaries.

Tenure
We are informed by the Seller that the tenure of this property is Leasehold (866 years left on the lease).

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



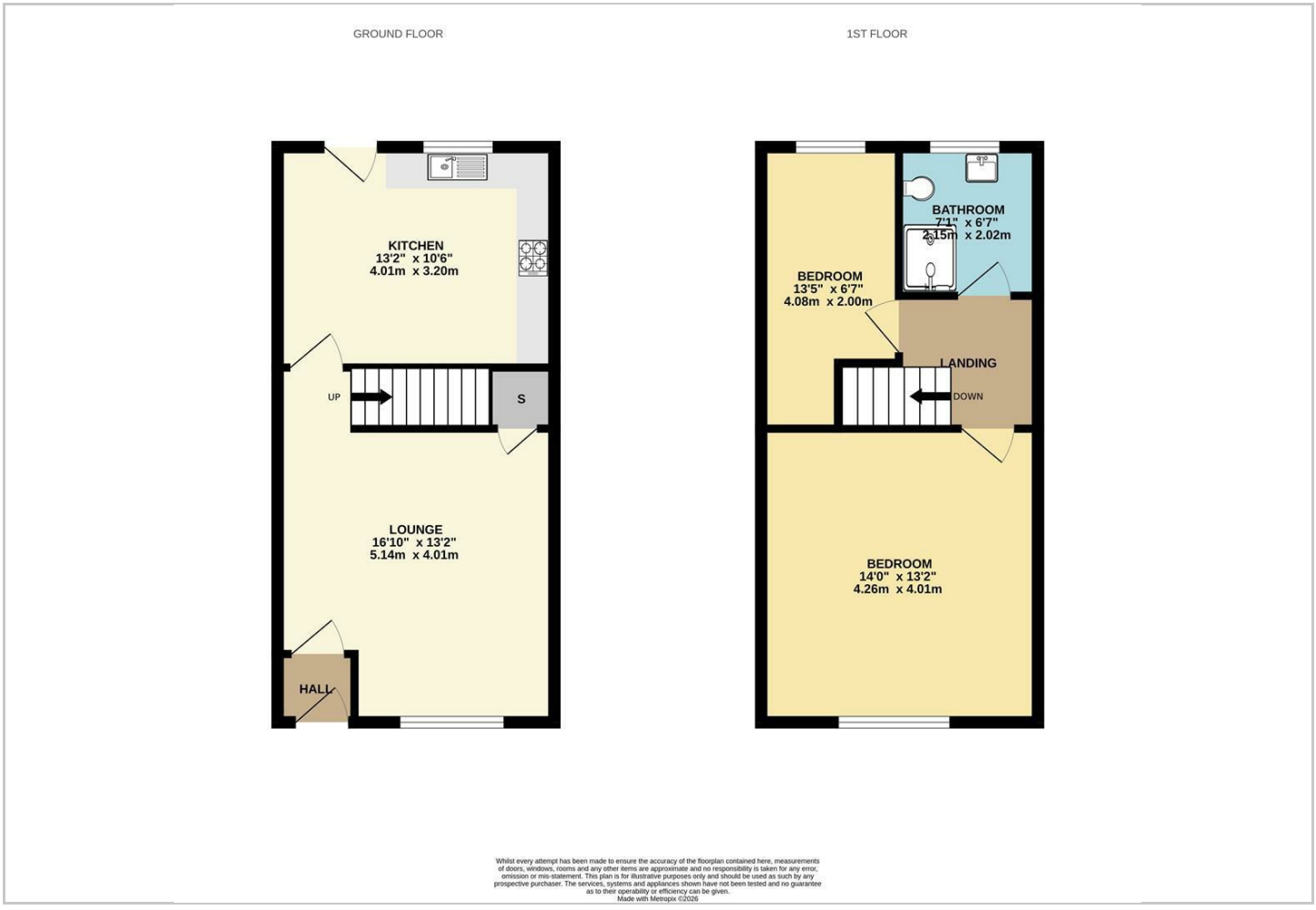
Hybrid Map



Terrain Map



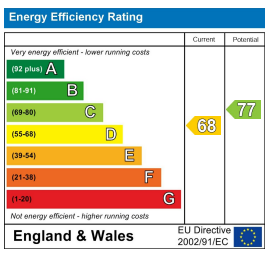
Floor Plan

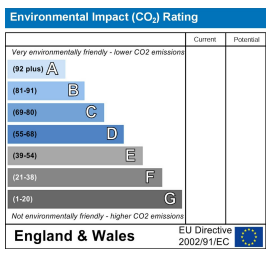


Viewing

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.

13 King Street, Westhoughton, BOLTON, Greater Manchester, BL5 3AX
Tel: 01942 817090 **Email:** info@charlesworthestates.co.uk www.charlesworthestates.co.uk