



103 Green Meadows

Westhoughton, BL5 2BW

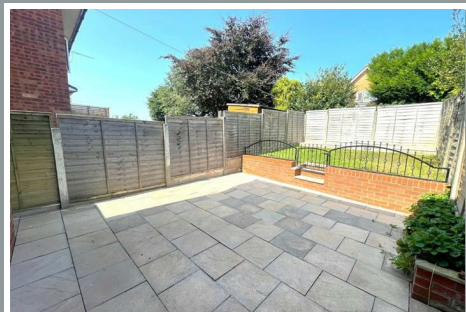
Offers in the region of £190,000



103 Green Meadows

Westhoughton, BL5 2BW

Offers in the region of £190,000



Accommodation

This beautiful family home is modern and spacious throughout, entering through the uPVC door to side elevation.

Lounge

19'4" to widest point x 11'9" (5.89m to widest point x 3.58m)

uPVC double glazed window to front elevation overlooking the lovely front garden. New grey carpet, wall mounted electric fire, plug sockets, centre ceiling light, double radiator, under stairs storage cupboard. Stairs leading to the first floor.

Fitted Kitchen

11'10" x 7'8" (3.61m x 2.34m)

Fitted with a range of white high gloss wall and base units with complimentary work surfaces over, gas hob and integrated oven and grill, stainless steel extractor canopy above, Carron Pheonix black sink with mixer tap and drainer, space and plumbed for auto washer, space to site tall fridge freezer, breakfast bar, tiling to floor, centre ceiling light, plug sockets, partial tiling to walls, radiator, uPVC double glazed window to rear elevation overlooking the private rear garden, uPVC double glazed door to rear elevation.

Stairs/Landing

Grey carpet to stairs. Landing carpet to floor, plug socket, radiator, loft access, centre ceiling light.

Bedroom One

12'10" x 11'9" (3.91m x 3.58m)

uPVC double glazed window to front elevation, radiator, plug sockets, centre ceiling light. Newly fitted grey carpet.

Bedroom Two

11'11" x 8'0" (3.63m x 2.44m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden, radiator, plug sockets, centre ceiling light, newly fitted grey carpet.

Family Bathroom

9'10" x 5'5" (3.00m x 1.65m)

Modern bathroom suite comprising; bath with combi shower over and shower attachment, pedestal sink, low level w.c. flush. Tall chrome towel rail/radiator, fully tiled walls, tiling to floor, built in storage cupboard housing Worcester combi boiler, uPVC double glazed opaque window to side elevation.

External

Large Private Rear Garden - Paved and steps up to garden area mainly laid to lawn with walled dwarf boundary gate and railings, fenced panelled boundaries. Gated side access.

Front garden with footpath leading to entrance door (side of the property). Garden laid mainly to lawn, Indian stone flagged area.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (950 years remaining)

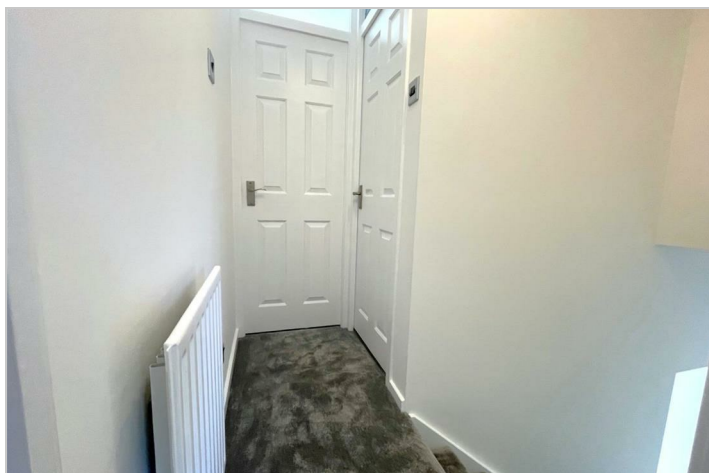
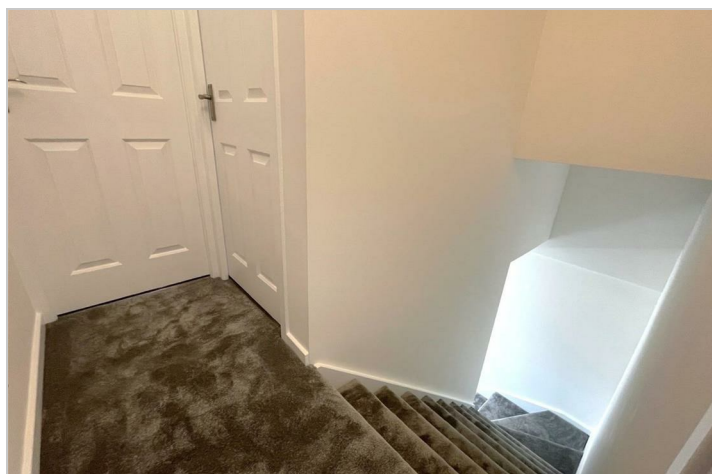
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Disclaimer

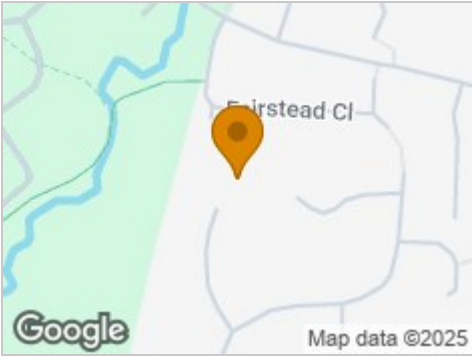
Disclaimer

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



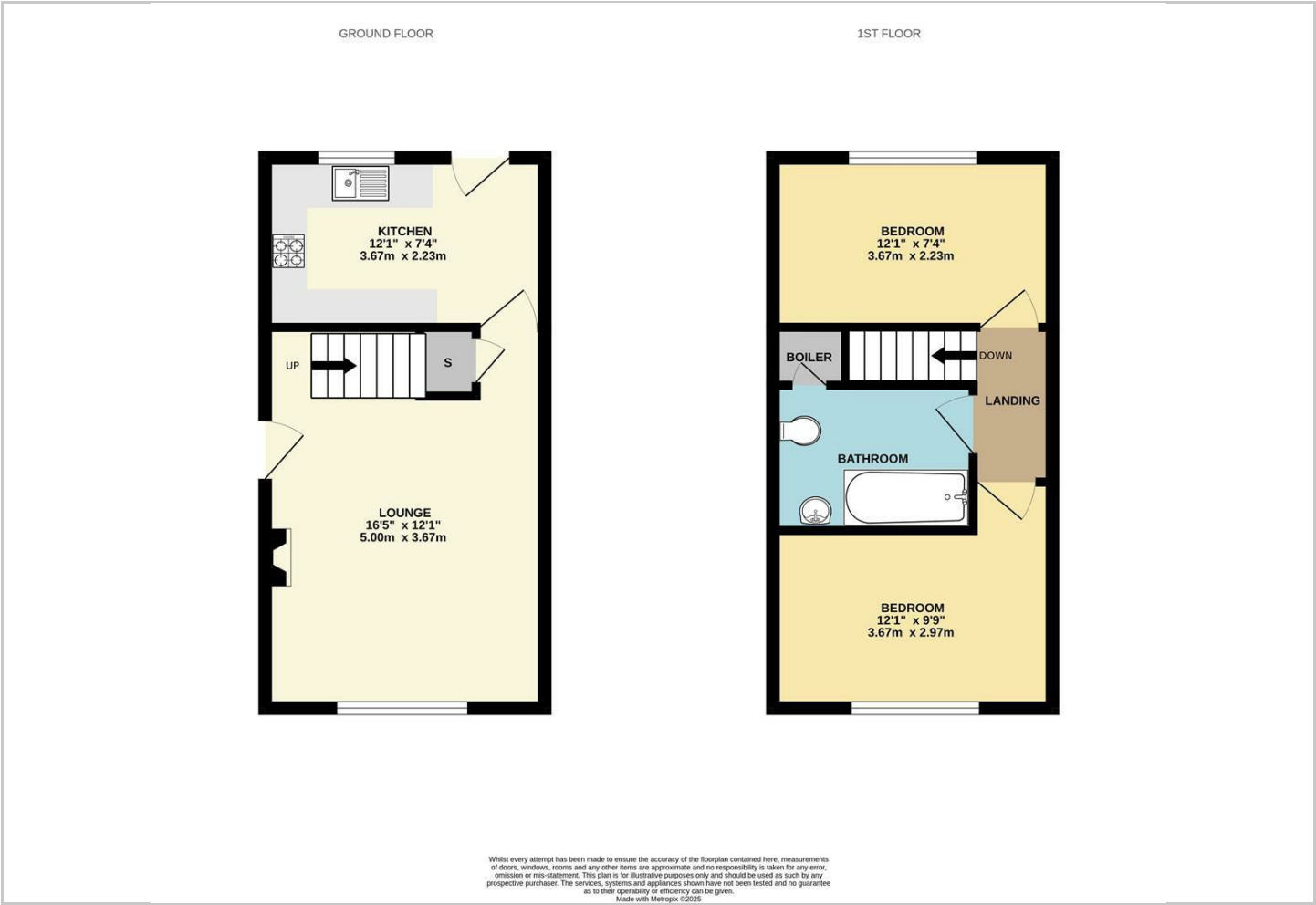
Hybrid Map



Terrain Map



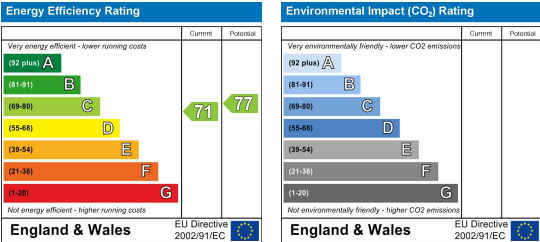
Floor Plan



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.