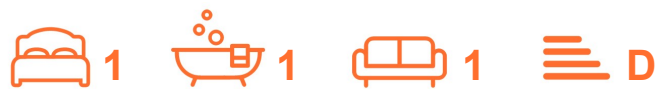




12 Bridge Street

Hindley, WN2 3LQ

£43,000



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**£43,000**



## First Floor

Enter via the front uPVC entrance door, carpet to stairs leading to the landing and all rooms.

## Lounge

15'3" x 13'3" (4.65m x 4.04m)

uPVC double glazed window to front elevation, carpet to floor, double radiator, two centre ceiling lights, plug sockets, two double radiators.

## Fitted Kitchen

10' 9" x 10' (3.05m x 3.05m)

Fitted Kitchen with wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, cooker, gas hob and extractor fan above. Space and plumbed for auto washer, space for under counter fridge, radiator, partial tiling to walls, vinyl flooring, ceiling spotlights, uPVC double glazed window to rear elevation, radiator.

## Hallway

Spacious Hallway leading to the Bedroom and Shower room. Carpet to floor, radiator, storage cupboard.

## Shower Room/Wet Room

7'2" x 4'5" (2.18m x 1.35m)

Electric shower and shower attachment, low level w.c. flush, pedestal sink. Ceiling spotlights, vent, uPVC double glazed opaque window to side elevation.

## Bedroom

10'6" x 8'4" (3.20m x 2.54m)

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

## 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 Band

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

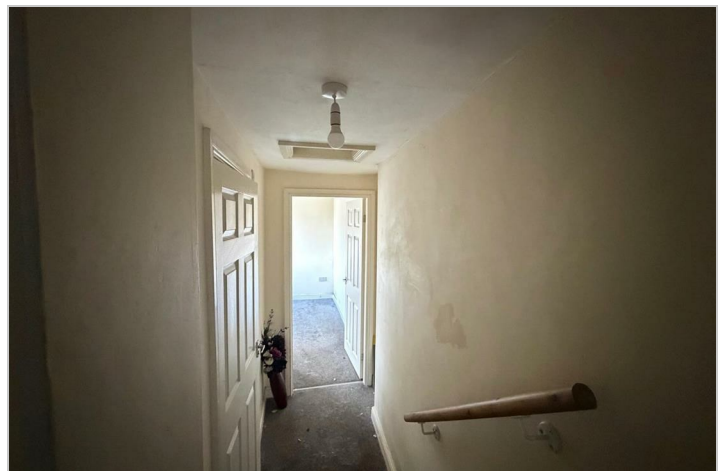
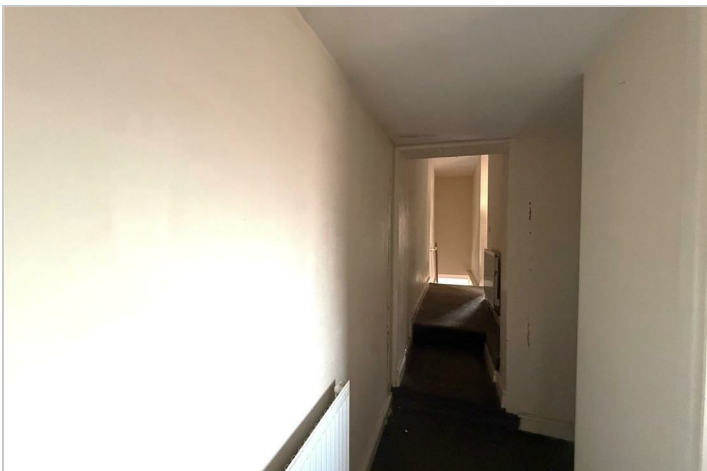
## Disclaimer

All Properties

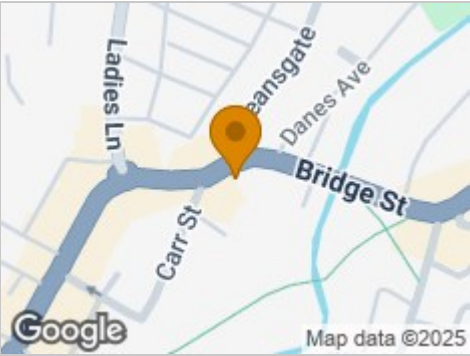
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working 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.



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Road Map



Hybrid Map



Terrain Map



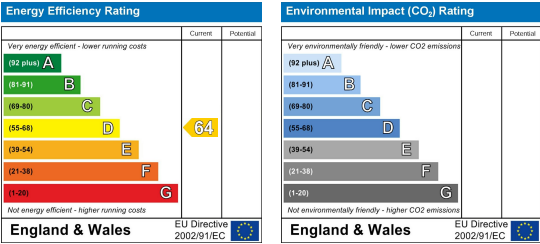
Floor Plan



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.