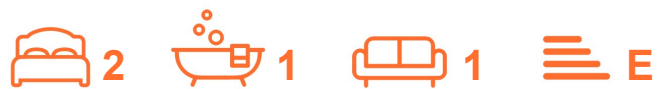




144 Wigan Road

Westhoughton, BL5 3RQ

£220,000



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Accommodation comprises

Entering through the front entrance door into the entrance hallway.

Entrance Hallway

12'6" x 3'8" (3.81m x 1.12m)

Centre ceiling light, coving, carpet to floor, wall mounted electric radiator, double doors into cloak room which houses alarm panel, meters and loft access (the loft is partially boarded).

Lounge

14'9" x 13'1" (4.50m x 3.99m)

uPVC double glazed bay window to front elevation overlooking the beautiful front garden, laminate flooring, centre ceiling light, two wall lights, coving, tv aerial point, marble effect fire surround with back and hearth, gas fire.

Modern Kitchen/Diner

17'10" x 8'0" (5.44m x 2.44m)

Stylish kitchen diner.

Modern fitted kitchen with a range of white wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, brand new Hotpoint oven and grill, electric hob with chimney style extractor canopy over, partial tiling to walls, plug sockets, coving, centre ceiling light, auto washer and tumble dryer, under counter fridge, uPVC double glazed window to side elevation.

Dining area with double radiator, centre ceiling light, plug socket, base unit with drawer and glass cabinet, under counter freezer, vinyl flooring.

Inner Hallway

6'7" x 3'0" (2.01m x 0.91m)

Carpet to floor, double radiator, centre ceiling light, coving.

Master Bedroom

11'7" x 10'8" (3.53m x 3.25m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden, double radiator, centre ceiling light, coving, vinyl flooring, plug sockets. Fitted wardrobes with built in dressing table with light.

Bedroom Two

9'3" x 8'0" (2.82m x 2.44m)

uPVC double glazed door with glass inserts leading to rear garden, centre ceiling light, plug sockets, coving, vinyl flooring.

Modern Bathroom

6'6" x 6'2" (1.98m x 1.88m)

P-shaped bath with shower over and shower hand held attachment, glass curved shower screen, wall mounted sink with mixer tap, low level w.c. flush. Chrome radiator, mirrored medicine cabinet mounted to wall, vinyl flooring.

External

Large Rear Garden - Beautiful Private Garden with lawned area, paving area for entertaining, pond, mature trees and hedges for that added privacy.

Front Garden - mainly laid to lawn with borders stocked with flowers and plants, trees and hedges for privacy.

Gated Driveway - large driveway for off road parking for two/three vehicles.

Single Detached Garage

Detached Garage with up and over door, power and light.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (930 years remaining)

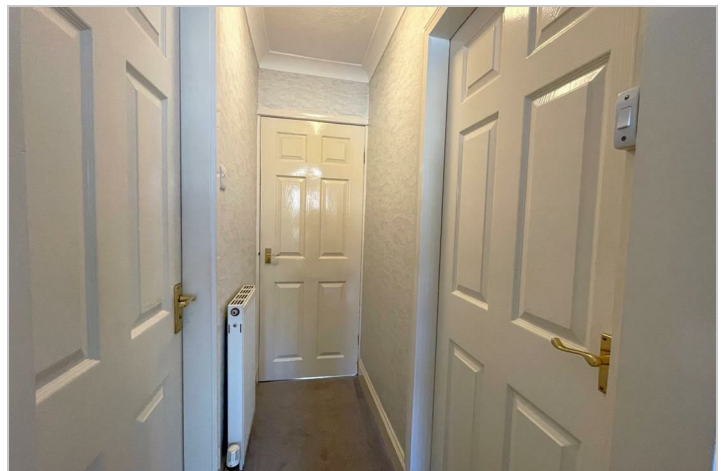
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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



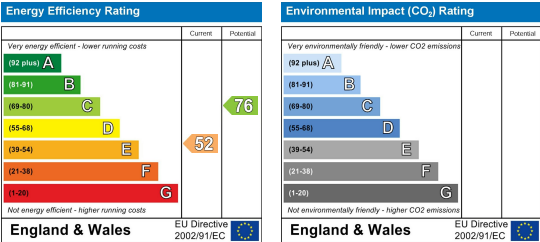
Floor Plan



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.