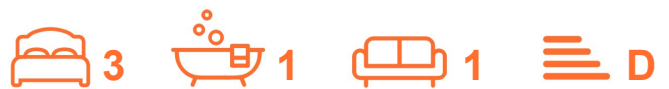




## 9 West Grove

Westhoughton, BL5 2HU

Offers in the region of £229,950





# 9 West Grove

Westhoughton, BL5 2HU

**Offers in the region of £229,950**



## Accommodation comprises

Lounge, fitted kitchen with white goods, three generous sized bedrooms and shower room. Externally the property enjoys ample driveway parking, lawned gardens to the front and rear, car port and detached brick garage.

## Entrance door

Glazed panelled composite entrance door with double glazed opaque vision panel into kitchen.

## Kitchen

14'3" x 7'8" (4.34m x 2.34m)

Modern fitted base and wall units with work surfaces and tiled splash backs to walls, inset one and half bowl stainless steel sink with mixer tap, integrated stainless steel eye level electric oven and grill, inset electric hob with extractor canopy over, Hotpoint smartec auto washer, Beko under unit fridge and freezer units, power points, radiator, uPVC double glazed windows to front and side elevation with swivel blinds, open through to inner hallway.

## Inner Hallway

Doors to lounge, bedrooms, shower room and storage cupboard which houses the Worcester gas combi central heating boiler. Access to loft space.

## Lounge

15'9" x 10' (4.80m x 3.05m)

uPVC double glazed window with swivel blinds to front elevation, Adam style fire surround with marble back and hearth and on-set living flame gas fire, radiator, power points, cornice ceiling, ceiling light fitting.

## Master Bedroom

13'4" x 9'10" (4.06m x 3.00m)

Currently used as a second lounge/dining area. uPVC double glazed french doors to rear elevation and opening onto rear garden and matching uPVC windows to either side, radiator, power points, cornice ceiling.

## Bedroom Two (Fitted)

10'11" x 9'5" incl fitted units (3.33m x 2.87m incl fitted units)

Currently used as the master bedroom. uPVC double glazed window with swivel blinds to rear elevation, radiator, power points, cornice ceiling. Range of fitted wardrobes with matching vanity drawer units (all within room dimension stated).

## Bedroom Three

8' x 6'6" (2.44m x 1.98m)

uPVC double glazed window with swivel blinds to side elevation, radiator, power points.

## Shower Room

Three piece suite comprising of fully tiled walk in shower cubicle with sliding glazed doors, pedestal hand wash basin and low level w.c. Tiling to walls, radiator, uPVC double glazed opaque window to side elevation.

## External Front

Lawned garden with beds and borders stocked with plants and shrubs. Side; Driveway extending through double wrought iron gates and leading to entrance door and onto covered car port and detached brick built garage.

### Garage

Brick built garage with power and light, up and over door, windows to side elevation and access door to side elevation.

### Rear

Most pleasant enclosed private rear garden with large paved patio / entertaining area, large lawn with borders stocked with a variety of plants and shrubs. Garden lighting, external garden tap.

### Tenure

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

We understand the property is in council tax band C 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. 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



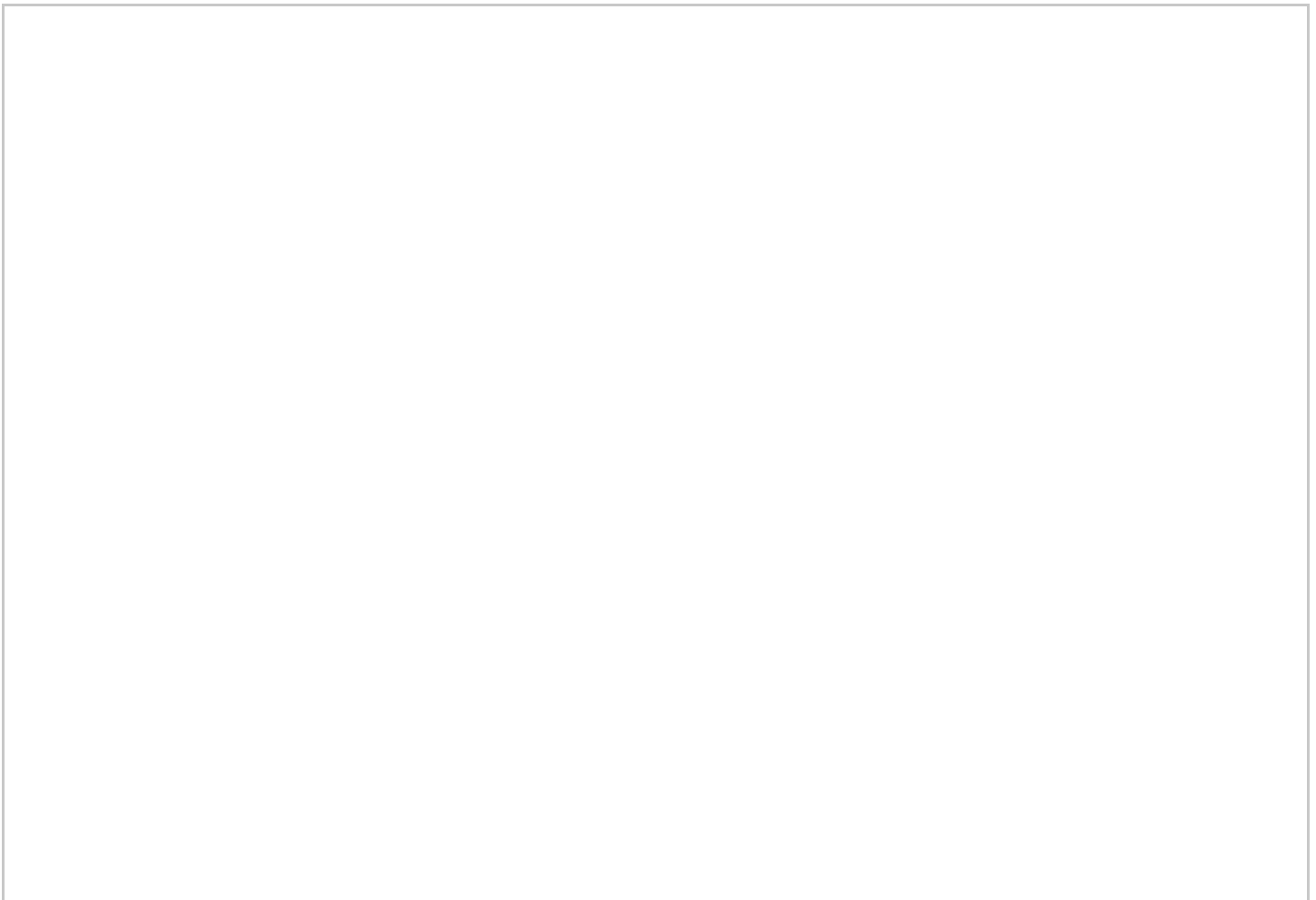
## Hybrid Map



## Terrain Map



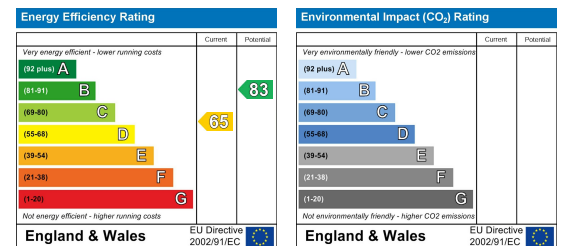
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.