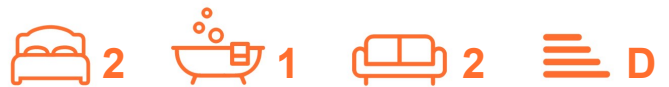




## 17 Redstock Close

Westhoughton, BL5 3UX

Offers in the region of £190,000



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## Accommodation comprises

Entering via the uPVC double glazed front entrance door into the entrance hallway. The Lounge, Kitchen and Dining Room are to the first floor. The Two Bedrooms, Bathroom and Utility Room are to the Ground Floor.

## Entrance Hallway

13'6" x 3'6" (4.11m x 1.07m)

Part Laminate flooring and Carpet to floor, centre ceiling light, plug socket, double radiator, stairs leading to first floor, under stairs storage cupboard.

## Bedroom (Ground Floor)

12'3" x 8'2" (3.73m x 2.49m)

uPVC double glazed door leading to the private rear garden, uPVC double glazed window to rear, cupboard housing the Worcester combi boiler, laminate flooring, centre ceiling light, double radiator, plug sockets.

## Bedroom (Ground Floor)

12'2" x 8'9" (3.71m x 2.67m)

uPVC double glazed window to rear elevation overlooking the rear garden with most private aspect, double radiator, centre ceiling light, plug sockets.

## Bathroom Suite (Ground Floor)

6'7" x 5'6" (2.01m x 1.68m)

Bath with combi shower and hand held attachment over, low level w.c flush, pedestal sink. uPVC sheeting to walls and part tiling to walls, vinyl flooring, double radiator, extractor fan, centre ceiling light.

## Utility Room (Ground Floor)

8'10" x 6'8" (2.69m x 2.03m)

uPVC double glazed window to front elevation, cupboards with work surfaces over, space and plumbed for washing machine, space for fridge/freezer, space for dishwasher, space for tumble dryer, plug sockets, centre ceiling light, uPVC double glazed door leading to the side of property and rear garden.

## Stairs to First Floor

uPVC double glazed window to front elevation, wooden hand rail, wooden balustrade unit.

## Landing

Storage cupboard, centre ceiling light.

## Lounge (first floor)

17'3" x 10'1" (52.73m x 3.07m)

Spacious lounge with uPVC double glazed window to front elevation, double radiator, centre ceiling light, plug sockets.

## Dining Room (first floor)

9'5" x 9'0" (2.87m x 2.74m)

uPVC double glazed window to rear elevation overlooking the lovely private rear garden, centre ceiling light, loft access, plug sockets.

## Fitted Kitchen (first floor)

8'5" x 7'8" (2.57m x 2.34m)

uPVC double glazed window to rear elevation, the kitchen is fitted with a range of oak effect wall and base units with complimentary work surfaces over, electric cooker with hob, oven and grill, one and half bowl stainless steel sink with drainer and mixer tap, partial tiling to walls, plug sockets, laminate flooring,

centre ceiling light, uPVC double glazed window to rear elevation, space to site fridge/freezer and washing machine.

### External

Front: Garden laid mainly to lawn, borders stocked with mature trees and shrubs. Driveway allowing off road parking.

Rear : Large rear garden with private aspect. Paved patio/entertaining area and gravelled area. Garden shed (uPVC.). Borders stocked with trees and shrubs. Paving to side, fenced panelled boundaries.

### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (955 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 cont



## Road Map



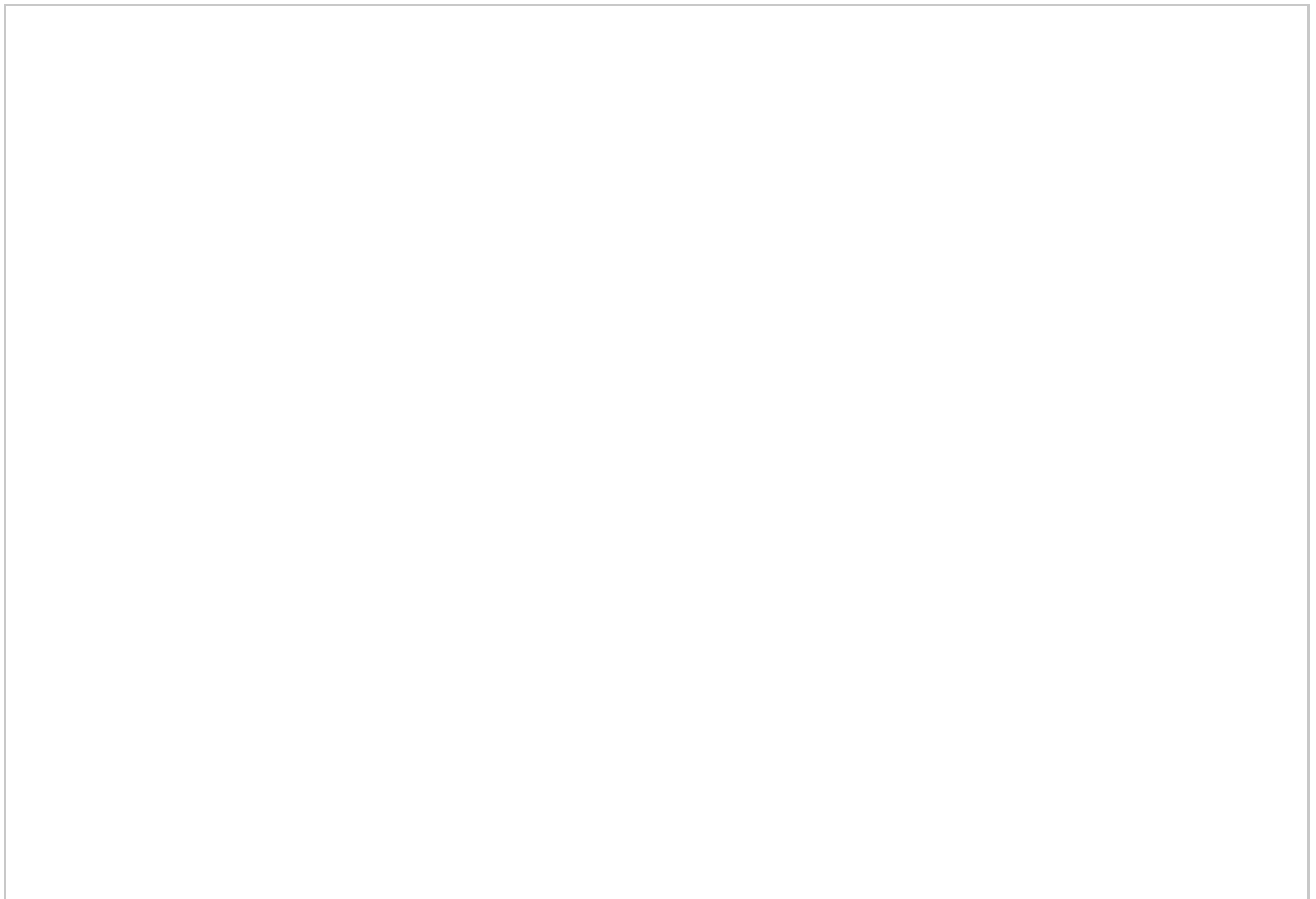
## Hybrid Map



## Terrain Map



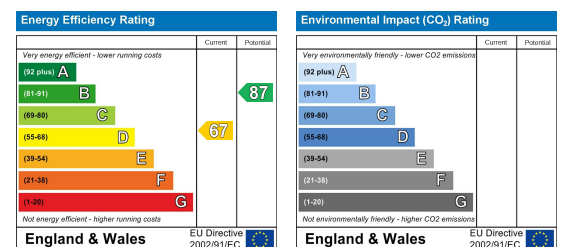
## Floor Plan



## 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.