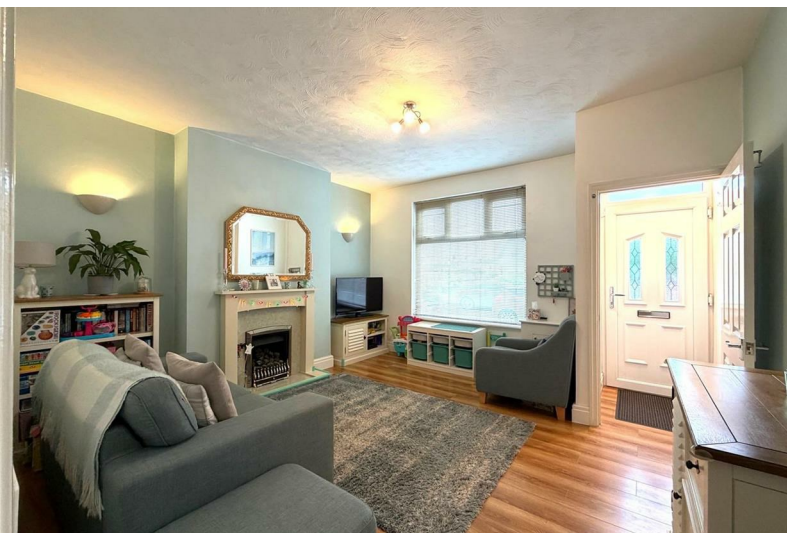




## 5 Platt Lane

Westhoughton, BL5 3HG

**£189,950**



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## PORCH

The property is entered via a double glazed external door with leaded glass panels leading into the entrance porch, which in turn gives access via an internal door to the living room.

## LOUNGE

14'2" x 13'9" (4.32m x 4.19m)

This stylishly decorated living room benefits from a coal effect gas fire with marble back and plinth, hardwood effect laminate flooring, double glazed window with leaded detail to the front elevation, radiator, telephone point, power points and centre ceiling light, two wall lights.

## KITCHEN / DINER

14'2 x 10'2 (4.32m x 3.10m)

This spacious open plan kitchen/diner and family room is a fantastic space for using as a second sitting room and entertaining friends and family.

The kitchen has been fitted with a range of wall and base units in a high white gloss with contrasting chrome handles with modern dark wood roll top work surfaces, one and half bowl inset stainless steel sink with mixer tap and drainer, oven and hob,, stainless steel chimney style extractor set above, plumbing for an automatic washing machine, space for a fridge and freezer, tiled splashbacks, laminate flooring, double glazed window to the rear elevation, glazed external door giving access to the rear garden, power points and centre ceiling light.

## FAMILY ROOM

14'2 x 10'11 (4.32m x 3.33m)

This beautiful second reception room/family room features wooden laminate flooring, UPVC window to

the side elevation, radiator, power points, tv aerial point, spot lights to the ceiling and understairs storage space housing the combi boiler. There is a small step down leading into the open plan kitchen/dining area.

## LANDING

A carpeted staircase with white painted handrail and white spindle balustrade unit, loft access, centre ceiling light.

## MASTER BEDROOM

14'2" x 11'5" (4.32m x 3.48m)

The spacious master bedroom has ample space to site free standing or fitted bedroom furniture, carpeted flooring, a double glazed window to the front elevation, radiator, power points and centre ceiling light.

## BEDROOM TWO

16'6" x 6'2" (5.03m x 1.88m )

This second double bedroom has a double glazed window to rear, radiator, power points and centre ceiling light.

## FAMILY BATHROOM

8'5 x 8'1 (2.57m x 2.46m)

The family bathroom has been fitted with a white four piece suite comprising low level WC, pedestal sink and panelled bath with shower hose, separate shower cubicle with electric shower, partially tiled decor, grey tiled vinyl flooring, chrome towel rail, double glazed window to the rear elevation and centre ceiling light.

## EXTERNAL

The stunning rear garden has is mainly laid to lawn

with a paved patio area, further raised patio area with decking, mature trees and shrubs to the flower beds, shed, fenced panelled boundaries and outside water tap.

### TENURE

We are informed by the Seller that the tenure of this property is LEASEHOLD 882 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.

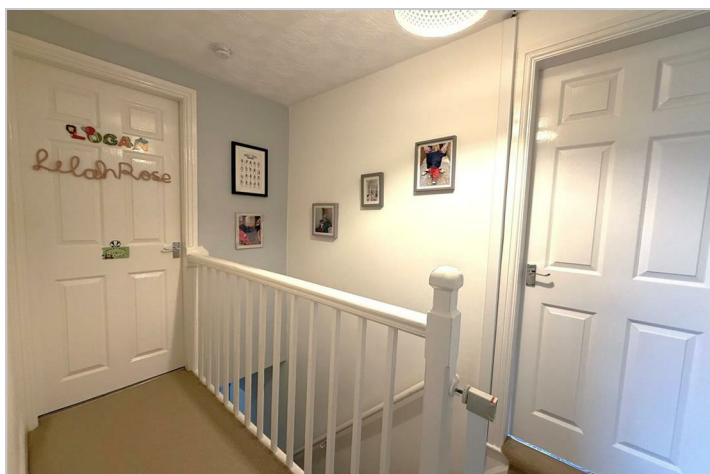
All Properties

### DISCLAIMER

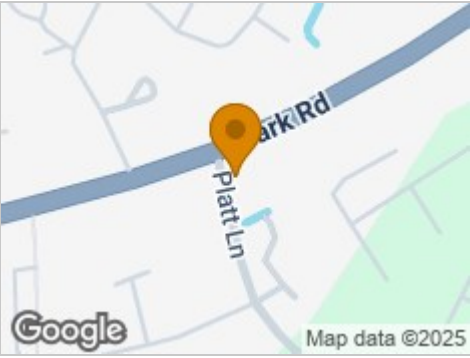
All Properties

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.



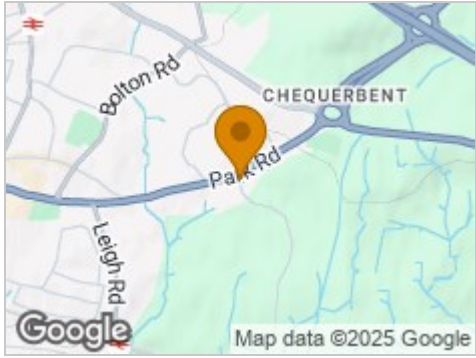
Road Map



Hybrid Map



Terrain Map



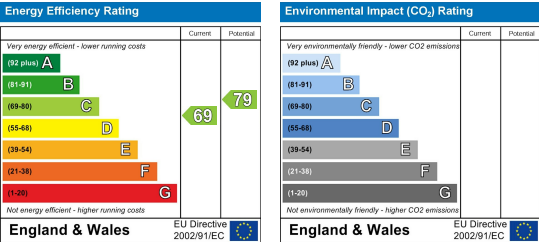
Floor Plan



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.