



## 1 Matherbank

Westhoughton, BL5 2JL

Offers in the region of £400,000



# 1 Matherbank

Westhoughton, BL5 2JL

Offers in the region of £400,000



## Accommodation comprises

Enter through the uPVC double glazed entrance door to the side elevation with glass patterned inserts into the spacious entrance hallway.

## Entrance Hallway

19'5" x 7'10" (5.92m x 2.39m)

Large welcoming hallway, laminate flooring, two centre ceiling lights, radiator, plug sockets, stairs leading to first floor.

## Lounge

13'7" x 13'6" (4.14m x 4.11m)

uPVC double glazed opaque window overlooking rear garden. Brick fire surround, centre ceiling light, tv aerial point, double radiator, carpet to floor, plug sockets.

## Dining Room/Reception Room Two

13'6" x 10'11" (4.11m x 3.33m)

uPVC double glazed window to rear elevation overlooking garden. Radiator, carpet to floor, centre ceiling light, plug sockets.

## Reception Room Three

16'7" x 9'5" (5.05m x 2.87m)

uPVC double glazed french doors leading onto patio area to front elevation, uPVC double glazed window to side elevation, laminate flooring, fire surround, tv aerial point, plug sockets, double radiator.

## Kitchen

15'1" x 10'11" (4.60m x 3.33m)

Fitted with a range of wall and base units with complimentary work surfaces over, electric hob, integrated oven, extractor canopy above, space and plumbed for auto washer, space to site tumble dryer, partial tiling to walls, plug sockets, strip centre ceiling light, breakfast bar with complimentary work surfaces over, double radiator, vinyl flooring, space to site large fridge freezer, uPVC double glazed window to front elevation overlooking garden. uPVC double glazed door to front elevation.

## Utility Room

11'11" x 7'1" (3.63m x 2.16m)

Vinyl flooring, centre ceiling strip light, two storage cupboards, wall mounted Baxi boiler, plug sockets, stainless steel sink with mixer tap and drainer and storage below, uPVC double glazed window to side elevation.

## Shower Room

8'2" x 5'0" (2.49m x 1.52m)

Shower cubicle with shower and hand held attachment, wall mounted sink, low-level w.c. flush. Storage cupboard, radiator, vinyl flooring, centre ceiling light, uPVC double glazed opaque window to side elevation.

## Stairs/Landing

18'1" x 7'11" (5.51m x 2.41m)

Carpet to stairs and white balustrade unit. Spacious U-shape landing, two centre ceiling lights, radiator, carpet to floor, uPVC double glazed window to side elevation, loft access (loft is fully boarded with loft ladder, power and light),

## Master Bedroom

13'6" x 9'7" (4.11m x 2.92m)

uPVC double glazed window to rear elevation, carpet to floor, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

## Bedroom Two

13'7" x 9'7" (4.14m x 2.92m)

uPVC double glazed window to rear elevation, laminate flooring, centre ceiling light, radiator, plug sockets, space to side bedroom furniture as desired.

## Bedroom Three

11'8" x 10'11" (3.56m x 3.33m)

uPVC double glazed window to front elevation, carpet to floor, radiator, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

### Bedroom Four

10'11" x 9'7" (3.33m x 2.92m)

uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, radiator, plug sockets, space to site bedroom furniture as desired.

### Family Bathroom

8'1" x 7'8" (2.46m x 2.34m)

Three piece suite comprising bath with shower attachment over and glass screen, low level w.c. flush, pedestal sink. Vinyl flooring, ceiling spotlights, storage cupboard, chrome towel rail/radiator, fully tiled walls, uPVC double glazed opaque window to side elevation.

### External

Front: Pebbled garden with mature trees and fenced panelled boundaries, 80ft long driveway allowing off road parking for approximately three/four vehicles.

Rear: Large rear garden with gated access and railings (most private and secure), mature trees, fenced panelled boundaries and pathway leading to side door.

Access to both sides of the properties from the rear to the front.

### 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.

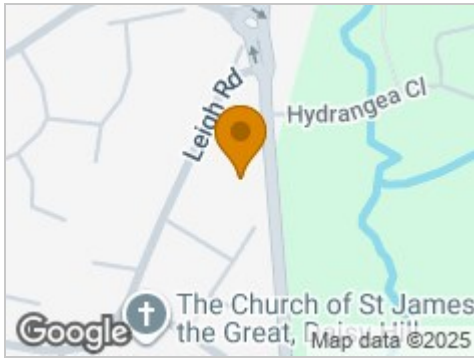
### Disclaimer

All Properties

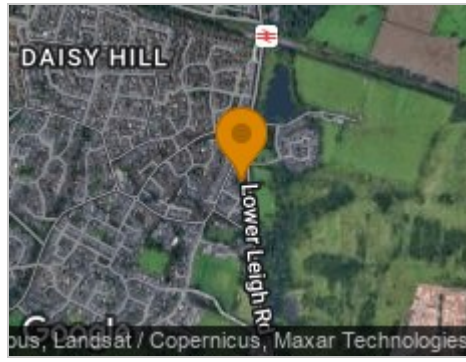
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working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



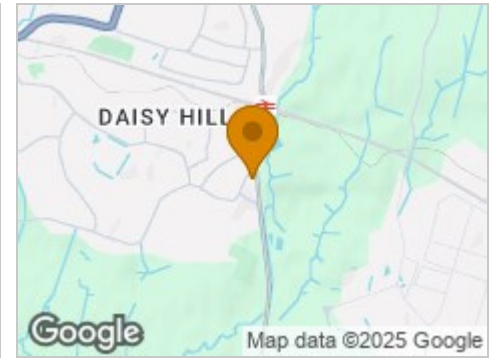
## Road Map



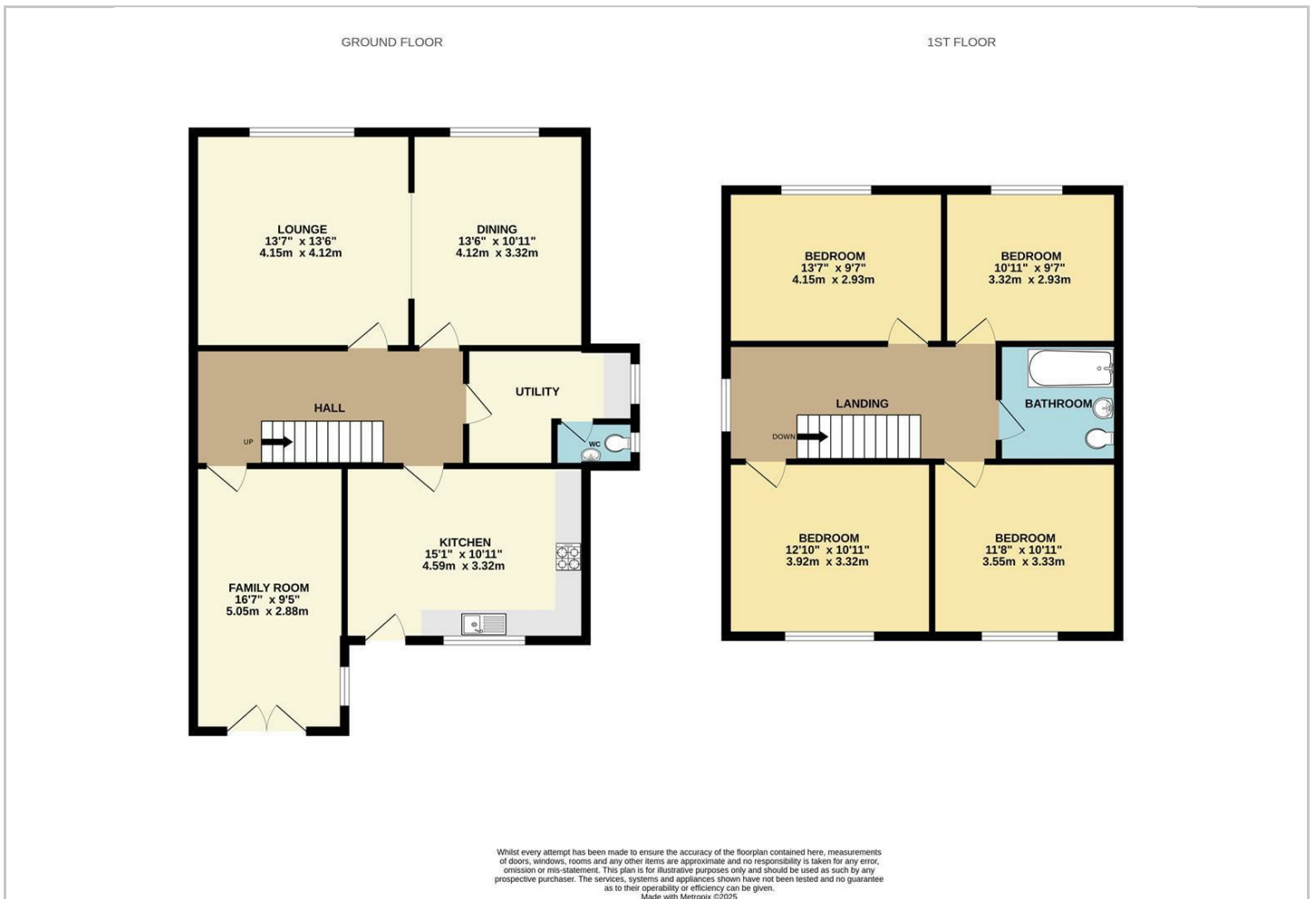
## Hybrid Map



## Terrain Map



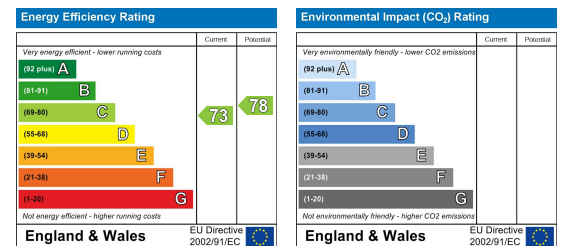
## Floor Plan



## 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.