charlesworth estates.co.uk



28 Hunts Bank

Westhoughton, BL5 2LA

£145,000

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Accommodation comprises
Enter via the uPVC double glazed entrance door into the porch area.

Porch area
Vinyl flooring.

Lounge
15'0" x 14'10" (4.57m x 4.52m)
Spacious lounge with uPVC double glazed window to front elevation with private outlook. Carpet to floor, radiator, centre ceiling light, plug sockets, tv aerial point.

Kitchen/Diner
15'1" x 9'11" (4.60m x 3.02m)
Fitted with a range of high gloss white wall and base units with complimentary work surfaces over, integrated dishwasher, integrated oven, four ring gas hob with extractor fan above, butler style sink with inset drainer and mixer tap, space and plumbed for washing machine, partial tiling to walls, radiator, under stairs storage, uPVC double glazed window to rear elevation, door leading to rear elevation, vinyl flooring, centre ceiling light, plug sockets.

First Floor
Stairs leading to landing. White wooden handrail, carpet to stairs.

Landing
7'8" x 5'1" (2.34m x 1.55m)
Carpet to landing, radiator, centre ceiling light, loft access.

Bedroom One
15'0" x 14'9" (4.57m x 4.50m)
Larger than average double bedroom with private outlook, uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

Bedroom Two
13'2" x 7'1" (4.01m x 2.16m)
uPVC double glazed window to rear elevation, wooden flooring, radiator, plug sockets, centre ceiling light, space to site bedroom furniture as desired.

Shower Room
7'8" x 7'6" (2.34m x 2.29m)
Double corner shower cubicle with sliding door, combi shower and hand held attachment, (uPVC sheeting within the shower cubicle), low level w.c. flush, sink with cupboard below. Radiator, vinyl flooring, centre ceiling light, wall mounted combi boiler (advised by vendor 3 years old), uPVC double glazed opaque window to rear elevation.

External
Front: Beautiful front garden laid mainly to lawn and stocked with mature, trees and shrubs. Paved pathway leading to front entrance door. Private outlook to the front of the property.

Rear : Courtyard with gated access.

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.

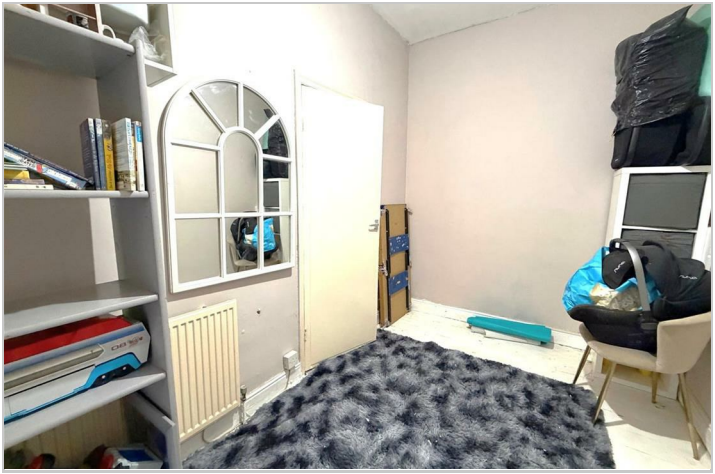
Council Tax

We understand the property is in council tax band A this information has been taken from Valuation Office Agency 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



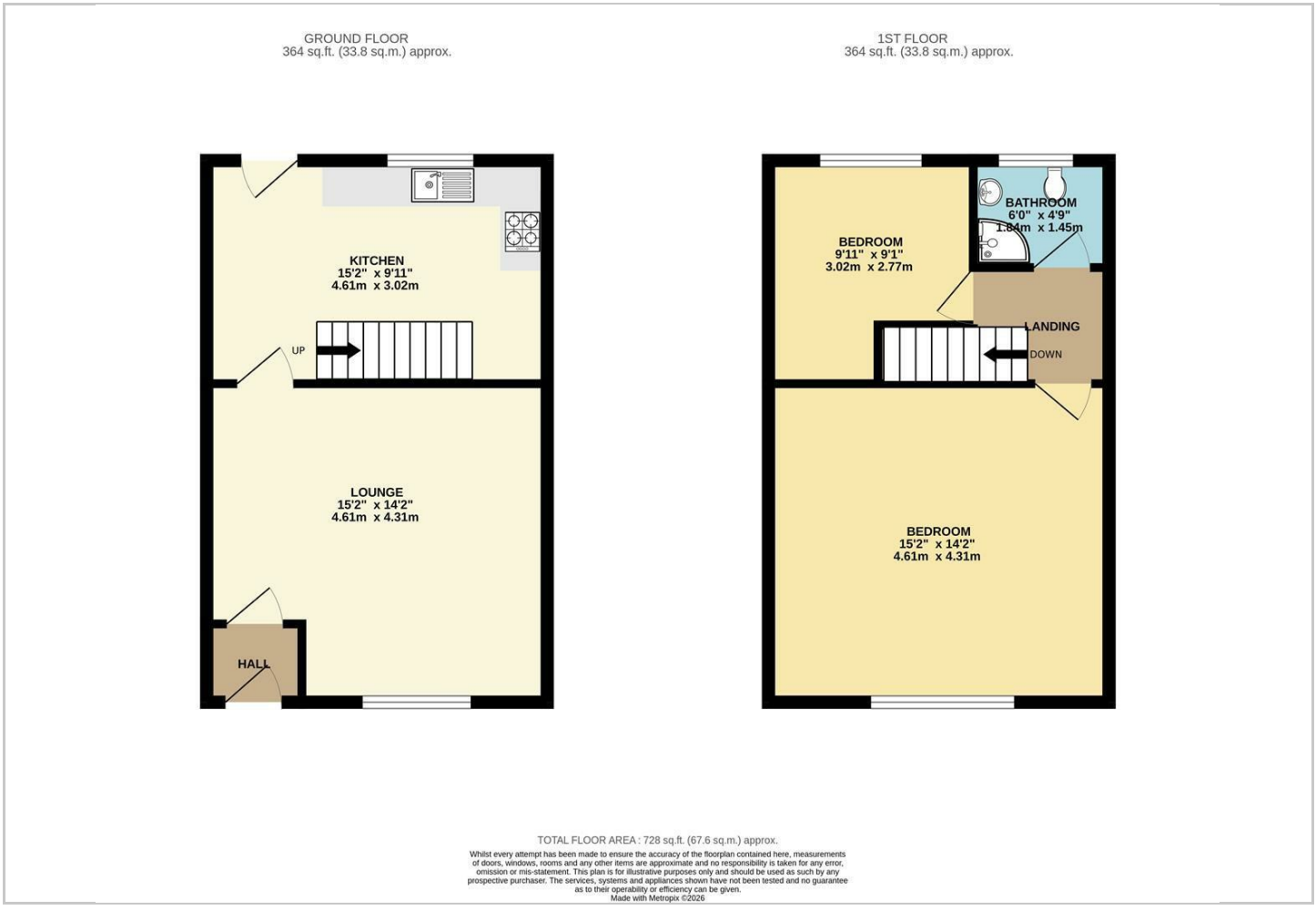
Hybrid Map



Terrain Map



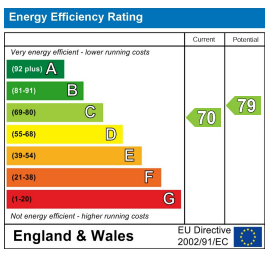
Floor Plan

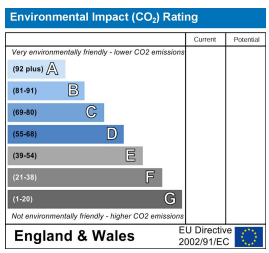


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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