



14 Holmecroft Chase

Westhoughton, BL5 3ZN

£264,000



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Accommodation Comprises

Enter through the uPVC double glazed door with opaque glass patterned insert into the spacious entrance hallway.

Entrance Hallway

16'8" x 4'0" (5.08m x 1.22m)

Two centre ceiling lights, laminate flooring, storage cupboard, double radiator, plug sockets.

Downstairs Shower Room

9'5" x 3'5" (2.87m x 1.04m)

Double shower cubicle with combi shower and fully tiled glass door, pedestal sink with mixer tap, low level w.c. flush. Laminate flooring, centre ceiling light, wall mounted vent, cupboard housing cylinder. uPVC double glazed opaque window to side elevation.

Utility Room

8'7" x 5'7" (2.62m x 1.70m)

uPVC double glazed door to rear elevation leading to rear garden with opaque glass inserts, stainless steel sink with mixer tap and drainer and storage below, wall mounted Valiant boiler, plumbed for auto washer, space for tumble dryer, double radiator, wall mounted vent, plug sockets.

Bedroom Three / Study

8'10" x 8'6" (2.69m x 2.59m)

uPVC double glazed window to rear elevation overlooking the lovely rear garden, radiator, laminate flooring, centre ceiling lights, plug sockets ,

Stairs leading to First Floor Landing

Carpet to stairs, white wooden handrail and balustrade unit. Centre ceiling light, plug socket,

Lounge

17'11" x 14'9" (5.46m x 4.50m)

Two uPVC double glazed windows to front elevation,

further uPVC window to side elevation allowing plenty of natural light into the room. Two double radiators, two centre ceiling lights, tv aerial point, wall mounted log effect electric fire, plug sockets, tv aerial point.

Kitchen / Diner

14'8" x 8'8" (4.47m x 2.64m)

Stylish and beautiful fitted kitchen/fitted kitchen with grey "shaker" style wall and base units with complimentary quartz work surfaces over, integral sink with mixer tap, Neff induction hob and Neff integrated oven and grill, stainless steel extractor canopy above, integrated fridge freezer, integrated dishwasher, plug sockets, laminate flooring, space to site dining table and chairs, modern tall white radiator, ceiling spotlights, (centre ceiling lights in dining area), two uPVC double glazed windows to rear elevation allowing plenty of natural light into the room.

Stairs Leading to Second Floor

Carpet to stairs, white wooden handrail and white balustrade unit. Landing with carpet to floor, loft access, loft ladder (advised by vendor loft is boarded).

Master Bedroom

14'10" x 11'4" (4.52m x 3.45m)

Two uPVC double glazed windows to rear elevation, double radiator, plug sockets, carpet to floor, built in wardrobes, centre ceiling light, space to site further bedroom furniture as desired.

En-Suite Shower Room

5'10" x 5'6" (1.78m x 1.68m)

Fully tiled corner shower cubicle with combi shower and separate hand held attachment, vanity sink with mixer tap and storage cupboard below, low level w.c flush. Partial tiling to floor, tiled floor, centre ceiling light, grey towel rail/radiator, ceiling vent.

Bedroom Two

14'10" x 12'1" (4.52m x 3.68m)

Two uPVC double glazed windows to front elevation, carpet to floor, double radiator, centre ceiling light, fitted wardrobes, plug sockets.

En-Suite Bathroom

6'10" x 6'2" (2.08m x 1.88m)

uPVC double glazed opaque window to side elevation, vanity sink with mixer tap and storage below, bath with shower attachment, low level wc. flush. Partial tiling to walls, chrome towel rail/radiator, herringbone LVT flooring.

External

Gardens to front, side and rear with walled boundaries and gated side access. Integral Garage with power and light.

Garage

Integral garage with power and light.

Tenure

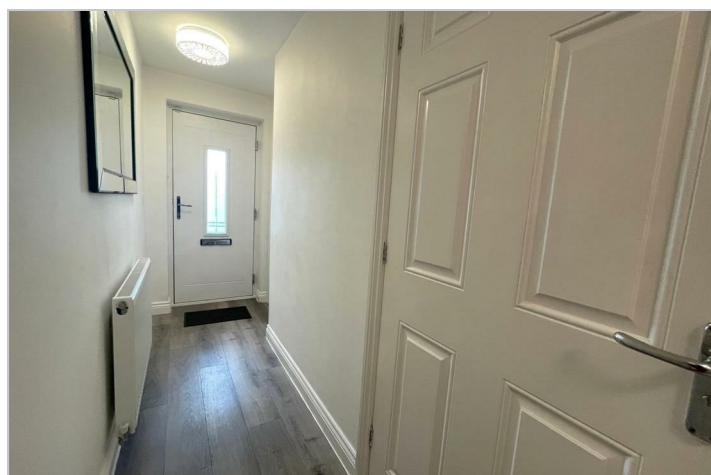
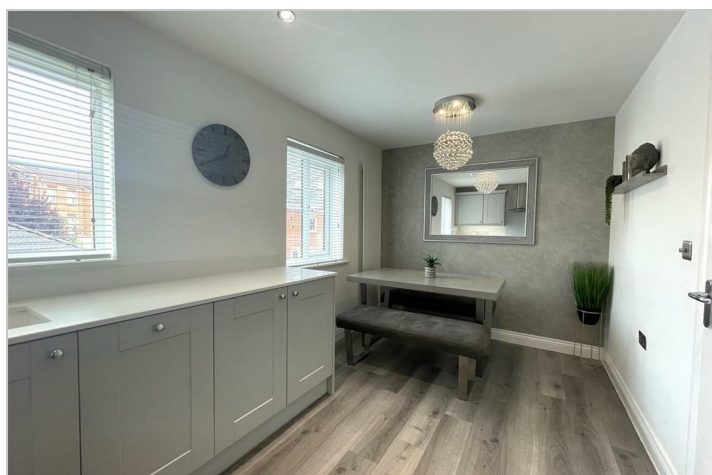
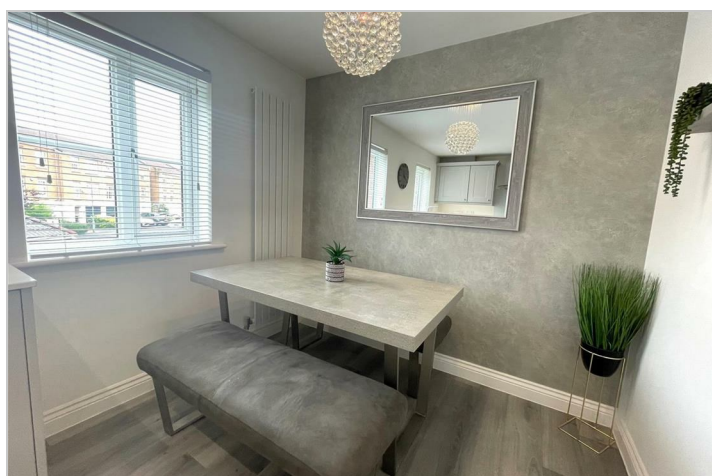
We are informed by the Seller that the tenure of this property is Leasehold (155 years remaining)

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 contract.



Road Map



Hybrid Map



Terrain Map



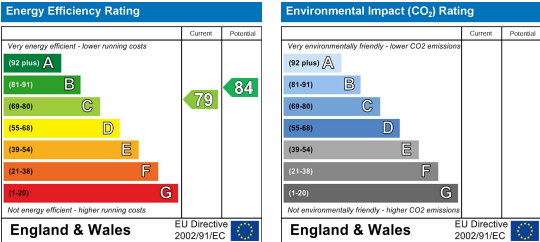
Floor Plan



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



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