



13 Beehive Green

Westhoughton, BL5 3HS

Offers in the region of £274,995



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Accommodation

Enter via the uPVC double glazed front entrance door with glass patterned obscured inserts into the entrance hallway.

Entrance Hallway

9'1" x 8'5" (2.77m x 2.57m)

Welcoming Entrance Hallway with carpet to floor, two centre ceiling lights, radiator, alarm panel, loft access.

Lounge

15'5" x 11'5" (4.70m x 3.48m)

uPVC double glazed bay window to front elevation, centre ceiling light, double radiator, coving, carpet to floor, plug sockets, tv aerial point, white traditional fire surround with marble back and hearth and housing electric fire.

Fitted Kitchen

10'7" x 9'6" (3.23m x 2.90m)

Modern fitted kitchen installed in 2022, comprises of grey wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, space for auto washer, integrated under counter freezer, integrated under counter fridge, four ring gas hob, integrated oven and grill, partial tiling to walls, radiator, plug sockets, spotlights to ceiling, uPVC double glazed window to side elevation and uPVC double glazed window to rear elevation, composite door to rear elevation with obscured glass insert.

Dining Room (could be utilised as bedroom)

12'8" x 11'5" (3.86m x 3.48m)

This room could be utilised as a further bedroom. uPVC double glazed window to rear elevation overlooking the private rear garden, centre ceiling light, coving, carpet to floor, plug sockets.

Master Bedroom

12'8" x 11'11" (3.86m x 3.63m)

Larger than average sized bedroom filled with natural light from the large uPVC double glazed window to rear elevation overlooking the private rear garden. Double radiator, carpet to floor, plug sockets, centre ceiling light, coving. Built in modern wardrobes with mirrored insert and fitted drawer unit.

Bedroom

9'1" x 8'5" (2.77m x 2.57m)

uPVC double glazed bay window to front elevation, radiator, carpet to floor, plug sockets. Built in wardrobes with overhead storage cupboards.

Shower Room

6'4 x 6'1 (1.93m x 1.85m)

Corner shower cubicle with combi shower and hand held attachment, pedestal sink and low level w.c. flush. fully tiled walls, vinyl flooring, centre ceiling light, chrome tall radiator, uPVC double glazed opaque window to side elevation.

External

Front: Two large gardens laid mainly to lawn with borders stocked with plants and shrubs. Large imprint concrete driveway allowing off road parking for three/four vehicles. Second imprint concrete driveway to front of property leading to Integral Garage for further off road parking.

Rear: Paved garden with steps leading up to further paved area with walled boundaries and borders stocked with shrubs, trees, flowers and plants. Fenced panelled boundaries, garden shed. Eco-drain to external of property fitted May 2023.

Garage

Integral Single Garage with Up & Over Door and

Power and Light. Imprint Concrete Driveway leading to Garage for Off Road Parking.

Additional Information

The vendor has advised of the following;
New floor joists and new flooring fitted in May 2023.
New shower cubicle and new flooring installed in shower room in 2023. New carpets throughout in July 2023. Eco-drain to external of property fitted May 2023. Two bay windows to front installed October 2022. New kitchen fitted 2022. Back windows installed 2021. New Back Door installed January 2021. Pointing externally carried out at the bungalow in 2019. New Waste Drain installed 2019 and manhole fitted 2019. Both driveways installed 2013 which is imprint concrete. New Roof installed 2012.

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 Band

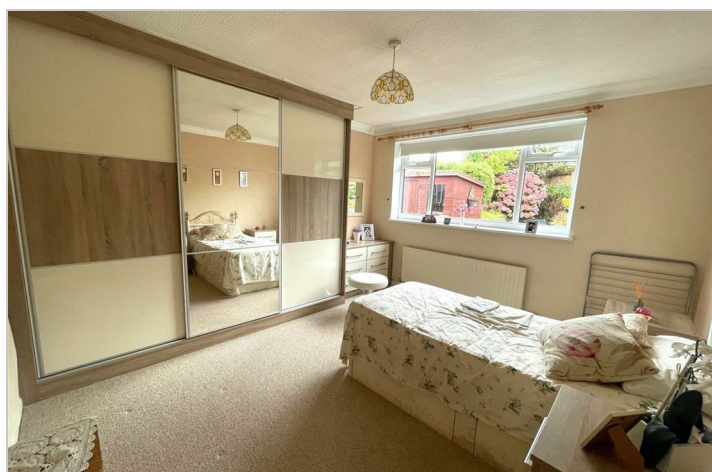
We understand the property is in council tax band C

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



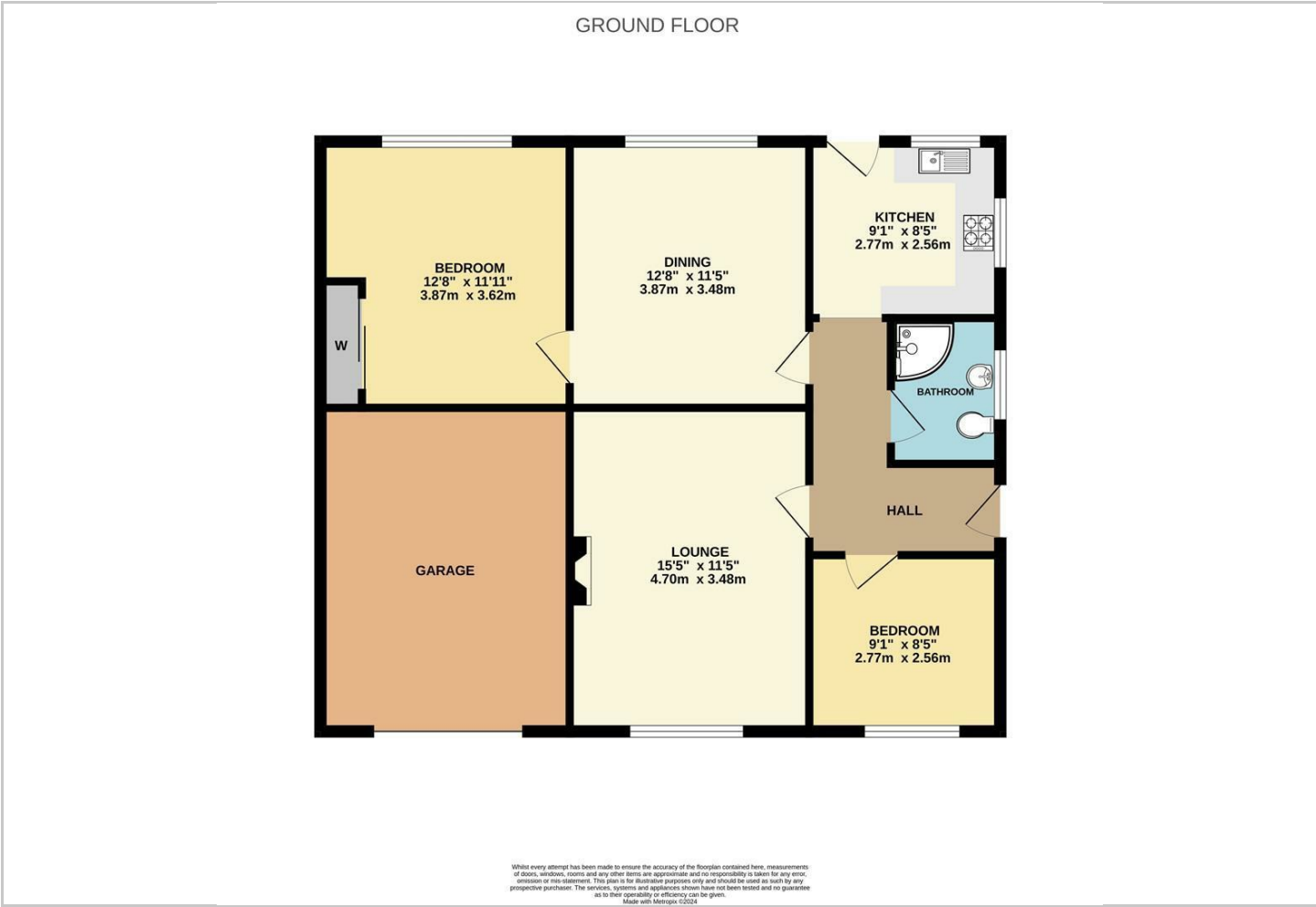
Hybrid Map



Terrain Map



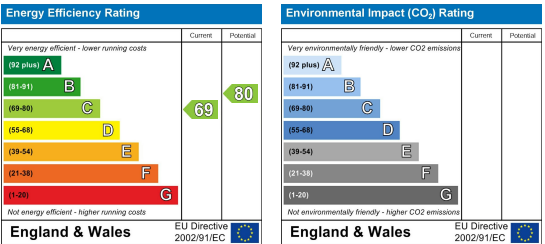
Floor Plan



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