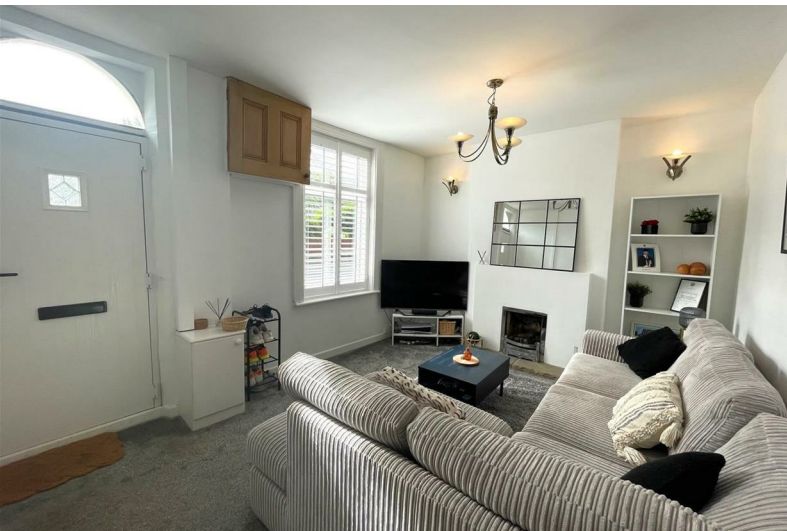




5 Church Lane

Westhoughton, BL5 3PP

Offers in the region of £199,995



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Accommodation comprises

Entering through the front composite entrance door into the lounge.

Lounge

13'11" x 11'2" (4.24m x 3.40m)

uPVC double glazed window to front elevation with plantation shutters, inset gas fire on stone base, carpet to floor, centre ceiling light, two wall lights, plug sockets, tv aerial point, radiator, cupboard housing meters.

Dining Room/Reception Room Two

14'1" x 12'5" (4.29m x 3.78m)

Centre ceiling light, double radiator, carpet to floor, chimney breast, under stairs storage cupboard, plug sockets. Open plan to kitchen.

Open Plan Kitchen

11'8" x 7'11" (3.56m x 2.41m)

Stylish modern kitchen fitted with a range of "shaker style" cream wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink unit with drainer, breakfast bar with stools, partial tiling to walls, eight ring gas range cooker, oven with extractor fan above, space and plumbed for auto washer, space to site fridge freezer, plug sockets, two skylights, tiling to floor, spotlights to ceiling. French doors leading onto the private rear courtyard garden.

First Floor Stairs/Landing

Carpet to stairs, wooden hand rail, spotlight.

Bedroom One

13'11" x 11'2" (4.24m x 3.40m)

uPVC double glazed window to front elevation,

centre ceiling light, carpet to floor, radiator, plug sockets, space to site bedroom furniture as desired.

Family Bathroom

9'8" x 5'5" (2.95m x 1.65m)

Three piece suite comprising P-shape bath with electric Triton shower and shower attachment, pedestal sink with mixer tap, low level w.c. flush. Partial tiling to walls, tiled floor, chrome radiator/towel rail, spotlights to ceiling, loft access, storage cupboard, vent.

Bedroom Two

9'6" x 8'9" (2.90m x 2.67m)

uPVC double glazed window to rear elevation, carpet to floor, ceiling spotlights, radiator, plug sockets.

En-Suite Shower Room

7'9" x 4'11" (2.36m x 1.50m)

Corner shower cubicle with combi shower and shower attachment, low-level w.c. flush, pedestal sink with mixer tap. Tiling to floor, chrome radiator/towel rail, ceiling spotlights, vent. uPVC double glazed opaque window to rear elevation.

External

Private Rear Courtyard. Laid mainly to indian stone, borders stocked with mature trees, flowers and shrubs. Summer house, gated side 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.

Disclaimer

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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.

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.



Road Map



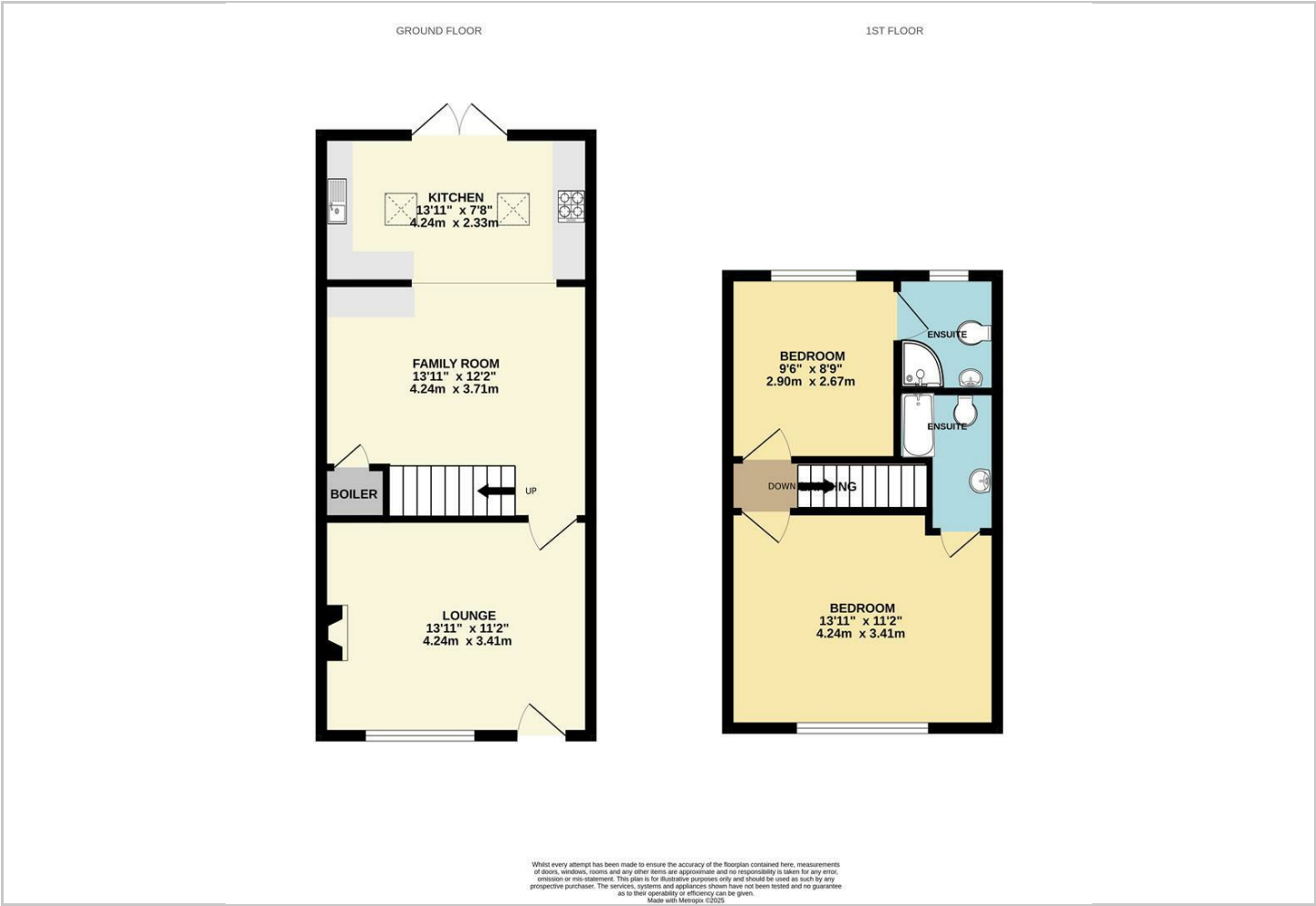
Hybrid Map



Terrain Map



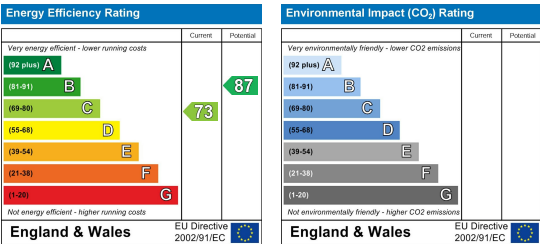
Floor Plan



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.