

FOR SALE



Manley Crescent, Westhoughton
Offers In Excess Of £150,000


MARTIN&CO



Manley Crescent, Westhoughton

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Three Bedrooms
- Dormer Bungalow
- UPVC Windows and Doors
- French Doors to Rear Garden
- Two Reception Rooms

SUMMARY

A Three Bedroom Dormer Bungalow featuring off road parking, two reception rooms, detached garage and gardens to the front / rear with potential to extend further subject to planning consents.

Comprising of an entrance hall with cloakroom, lounge with feature fireplace, dining room with French Doors to the rear garden, modern ground floor shower room, kitchen with integrated appliances and three bedrooms (one ground floor and two first floor).

Ideally located close to local amenities, transport links and St Thomas CoE the property would make an ideal family home.

360° VIRTUAL TOUR AND 3D MODEL

Struggling to find the time to arrange a viewing?

Why not take an interactive or guided tour of the property first?

Please click on the Virtual Tour tab or copy and paste the link below to your browser

<https://Martin---Co-Rochdale.vr-360-tour.com/e/OBwBbUqZPP4/e?initvars.autorotate.enable>



led=always

HALL 6' 2" x 4' 1" (1.88m x 1.24m)

Neutral decor, carpet, UPVC door / windows, cloakroom

LOUNGE 11' 6" x 16' 3" (3.51m x 4.95m)

Neutral decor, laminate flooring, feature fireplace with electric fire, radiator, UPVC window, vertical blinds, internal double doors to the dining room

DINING ROOM 11' 5" x 12' 4" (3.48m x 3.76m)

Neutral decor, laminate flooring, radiator, UPVC French doors / windows, vertical blinds, stairs to first floor

KITCHEN 8' 9" x 9' 6" (2.67m x 2.9m)

Neutral decor, a range of wall and base units, stainless steel sink, integrated electric oven, gas hob and fridge, tiled floor, UPVC window and door, radiator

INNER HALL 2' 8" x 9' 6" (0.81m x 2.9m)

Neutral decor, carpet

BEDROOM ONE 8' 9" x 9' 1" (2.67m x 2.77m)

Neutral decor, laminate flooring, UPVC window, radiator

SHOWER ROOM 5' 9" x 6' 3" (1.75m x 1.91m)

Neutral decor, partially tiled walls, tiled floor, white toilet and wash hand basin within vanity unit, shower cubicle, towel rail / heater

BEDROOM TWO 9' 10" x 12' 11" (3m x 3.94m)

Front aspect, neutral decor, carpet, UPVC window, radiator, fitted wardrobes

BEDROOM THREE 10' 4" x 15' 3" (3.15m x 4.65m)

Neutral decor, carpet, UPVC window, radiator, fitted wardrobes

DETACHED GARAGE 10' 5" x 16' 10" (3.18m x 5.13m)

UPVC window, up and over door, power and light



EXTERNAL

Gardens to front and rear, gated block paved driveway to the side

OUR OPINION?

A fantastic opportunity to purchase a dormer bungalow, in a popular area and with the potential to extend further subject to planning consents.

NEED A MORTGAGE?

Why not speak with our FEE FREE Mortgage advisor who has access to whole of market mortgages, offering potential savings against your current lender.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	87
England & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	86
England & Wales		
EU Directive 2002/91/EC		





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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