



67 Southfield Drive

Bolton, BL5 2NH

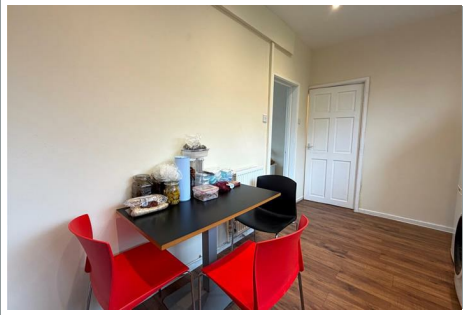
£185,000



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Entrance Hallway

Laminate flooring, double radiator, ceiling light, stairs off to first floor.

Lounge

13'7" x 12'3" (4.14m x 3.73m)

uPVC double glazed window to front elevation, ceiling light, laminate flooring, plug sockets, tv aerial point, coving, double radiator.

Kitchen / Diner

14'9" x 8'0" (4.50m x 2.44m)

uPVC double glazed windows x 2 to rear elevation, fitted kitchen with wall and base units and complimentary work surfaces, two fridge freezers, washing machine, stainless steel sink and drainer, spotlights to ceiling, part tiling to walls, plug sockets, space to site table and chairs, laminate flooring. Door leading to rear porch area.

Ground floor Wc

Low level Wc flush, laminate flooring. Upvc double glazed window to rear elevation.

Bedroom One

12'3" x 10'0" (3.73m x 3.05m)

Upvc double glazed window to front elevation, plug sockets, ceiling light, carpet to floor, space to site bedroom furniture.

Bedroom Two

11'10" x 8'2" (3.63m x 2.50m)

Upvc double glazed window to rear elevation, plug sockets, ceiling light, carpet to floor, space to site bedroom furniture.

Bedroom Three

9'2" x 7'10" (2.80m x 2.40m)

Upvc double glazed window to front elevation, plug sockets, ceiling light, carpet to floor, space to site bedroom furniture.

Family Bathroom

8'4" x 4'11" (2.54m x 1.50m)

Upvc double glazed window to side elevation, low level Wc flush, sink, bath with shower over.

External

Large gardens to front, side and rear with the potential to extend to both side and rear subject to planning.

Driveway to the front for off road parking for upto two vehicles.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

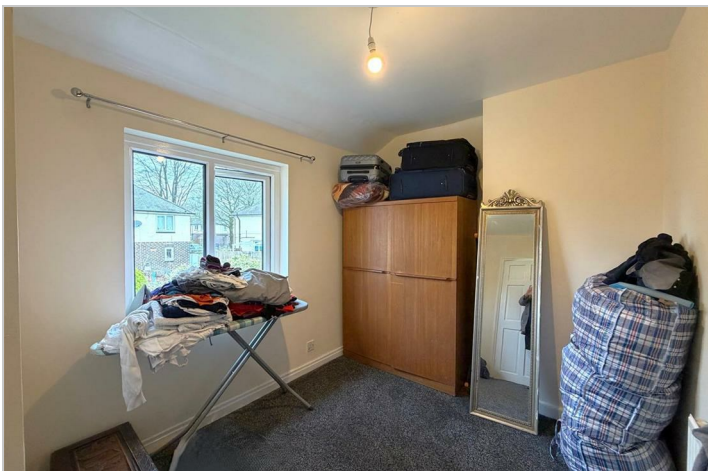
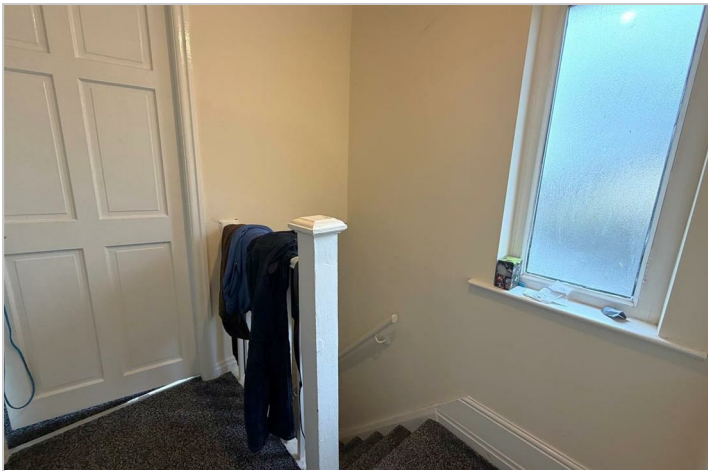
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Disclaimer

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

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Road Map



Hybrid Map



Terrain Map



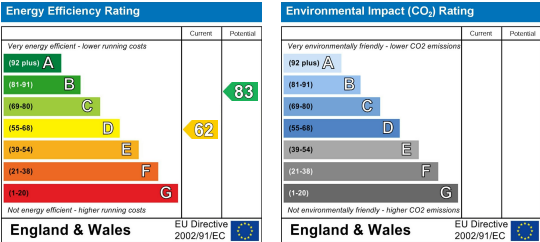
Floor Plan



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.