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39 New Drake Green

Bolton, BL5 2RF

Offers in the region of £135,000

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Entrance Hallway
5'8 x 5'2 (1.73m x 1.57m)
Enter through the uPVC double glazed door at the front of the property to the entrance hallway, carpet to floor, centre ceiling light. Within the recess there is the wall mounted combi boiler, space and plumbing for washing machine.

Lounge
16'3 x 10'9 (4.95m x 3.28m)
uPVC double glazed window to front elevation. Engineered wooden flooring, tv ariel point, wall mounted electric log effect modern fire, double radiator, plug sockets.

Kitchen / Diner
12'1 x 6'7 (3.68m x 2.01m)
Fitted kitchen with wall and base units and complimentary work surfaces over, sink and drainer with mixer tap, gas hob with extractor hood above, integrated oven and grill, space to site under counter fridge, radiator, tiling to floor, part tiling to walls, centre ceiling light, uPVC double glazed window to rear elevation, uPVC double glazed door leading out to the rear garden.

Inner Hallway
Cupboard for storage with doors leading off to the bedroom and shower room.

Bedroom
12'1 x 9'8 (3.68m x 2.95m)
uPVC double glazed window to rear elevation overlooking the beautiful rear garden, tv ariel point, carpet to floor, plug sockets, radiator, space to site bedroom furniture as desired.

Shower Room
7'5 x 6'3 (2.26m x 1.91m)
Double shower cubicle with combi shower and hand held attachment, sliding doors to the shower cubicle, low level w/c flush, vanity sink with mixer tap and cupboard underneath, vinyl flooring, centre ceiling light, access to loft, tall chrome wall mounted towel radiator, uPVC double glazed opaque window to side elevation,

External
Front - garden mainly laid to lawn, driveway for off road parking, mature trees and shrubs, flowers to boarders, entering through the uPVC front door.

Rear - large private rear garden, plenty of mature trees and shrubs, flowers to borders, paved area for patio, fenced panelled boundaries.

Side - further driveway, under carport and large shed, ideal for wrap around extension to the rear and side subject to planning.

Tenure
The tenure of the property is Leasehold (951 years left on the lease).

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.

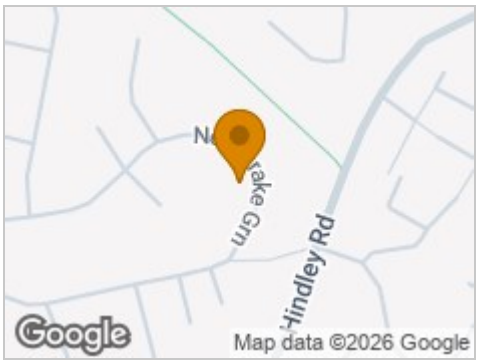








Road Map



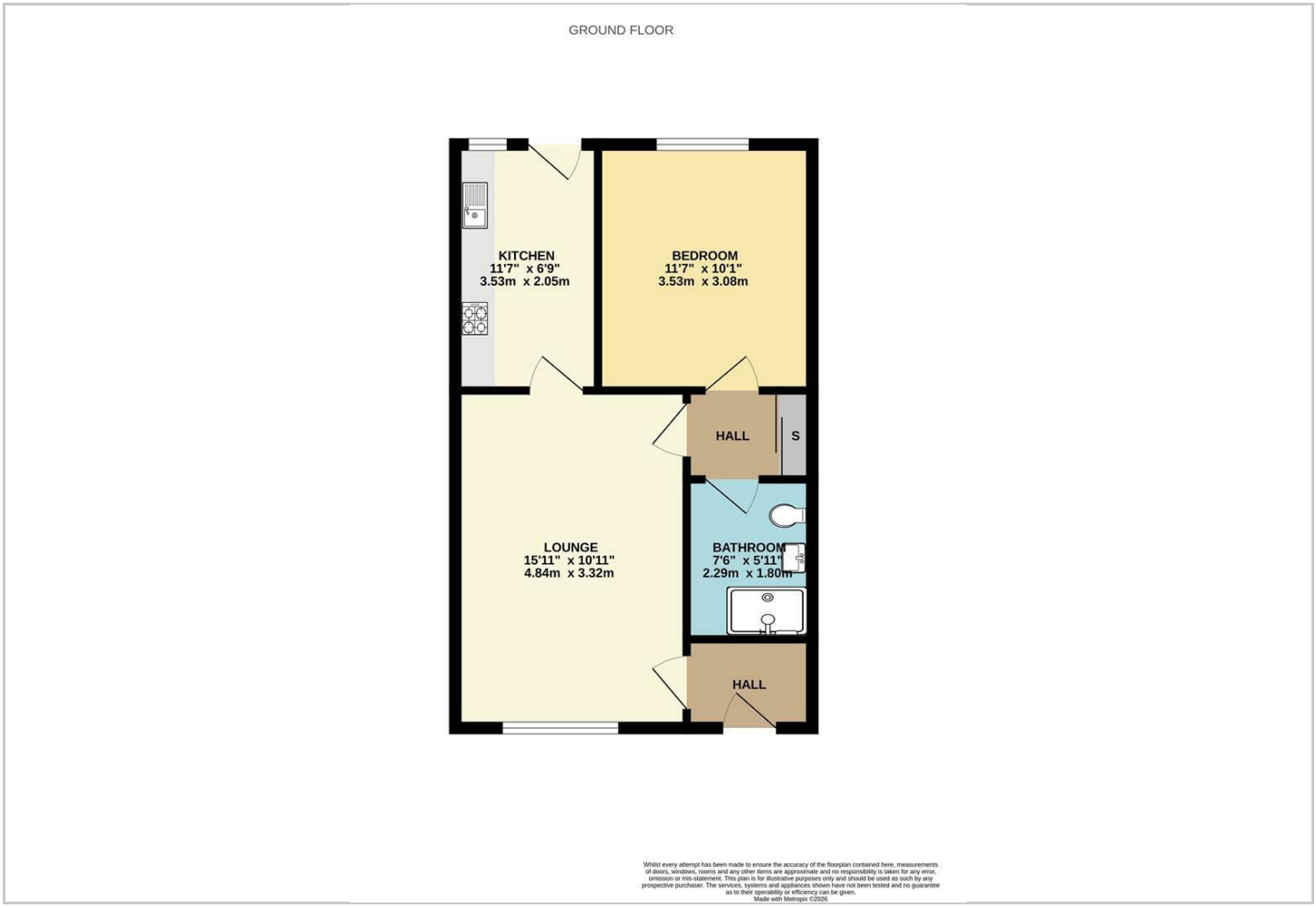
Hybrid Map



Terrain Map



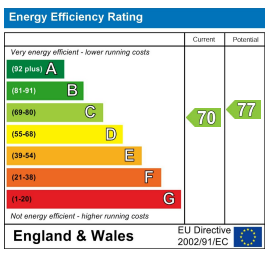
Floor Plan

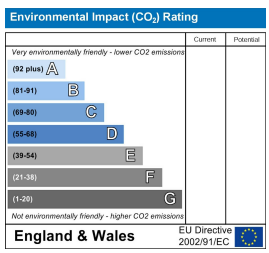


Viewing

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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