



Offers in the region of £270,000

1 Yellow Lodge Drive, Westthoughton, Bolton, BL5 3EX

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Charlesworth Estates are delighted to bring to market for sale this three bedroom detached property situated close to all the amenities offered in Westhoughton town centre, transport links and easy access to the M61 motorway links. Offered to market with NO ONWARD CHAIN. The property comprises; lounge/dining area, kitchen, to the first floor are three bedrooms and family bathroom. Enclosed rear garden laid to lawn. Garage and driveway allowing off road parking. Call now to view!

Accommodation

Timber/glazed entrance door through to vestibule. Porthole window to side elevation, timber/glazed door through to lounge/dining room.

Lounge / Dining Room

23'10" x 10'1" (7.26m x 3.07m)

Well presented spacious room with double glazed windows to both front and rear elevations with fitted blinds. Two radiators, storage cupboard, timber/glazed door off to kitchen

Kitchen

9'4" x 8'7" (2.84m x 2.62m)

Fitted with a range of wall and base units, stainless steel sink unit with chrome mono mixer tap, work surface, splash-back to walls, electric oven and hob, plumbed for auto washer, under counter side-by-side fridge and freezer, double glazed window to rear elevation, timber rear entrance door leading to fully enclosed rear garden.

Stairs leading to landing

Switchback staircase off lounge to landing. Timber glazed window to side elevation, squared access to roof space.

Bedroom One

11'2" x 11'10" (3.40m x 3.61m)

Double glazed window to front elevation, radiator with thermostatic control.

Bedroom Two

11'2" x 11'7" (3.40m x 3.53m)

Timber double glazed window to rear elevation, radiator.

Bedroom Three

8'6" x 8'1" (2.59m x 2.46m)

Timber double glazed window to front elevation, radiator.

Family Bathroom

Three piece suite in white comprising pedestal hand wash basin, bath with over bath shower, single flush w.c. Tiling to walls, airing cupboard with shelving, radiator, double glazed window to side elevation.

External

Paved driveway to front allowing off road parking. Raised beds stocked with plants and shrubs. Side gated paved access to both sides. Fully enclosed rear garden laid to lawn with raised beds stocked with plants and shrubs.

Garage

Garage with up and over door.

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

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All Properties

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