



11 Lee Bank

Bolton, BL5 3HQ

Offers in the region of £209,950



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We are delighted to bring to market FOR SALE this IDEAL THREE BEDROOM FAMILY HOME offered to market with the benefit of NO UPWARD CHAIN. The property is situated within this HIGHLY SOUGHT AFTER CUL-DE-SAC location and further benefits from being offered to market from enviable OPEN VIEWS to the rear over adjoining fields and meadows and onto the Cheshire Plain. Offering spacious MODERN LIVING SPACE and ideally positioned for all the amenities offered in Westhoughton town centre together with public transport and motorway links. Call now to view!

Accommodation

uPVC panelled entrance door into reception lobby.

Reception Lobby

uPVC double glazed windows to front and side elevations, timber panelled effect laminate flooring, uPVC panelled door through to entrance hallway.

Entrance Hallway

Radiator, power points, door to understairs storage cupboard, stairs off to first floor, timber panelled effect laminate flooring, panelled door to lounge and open through to kitchen.

Lounge

12'11" x 12'0" (3.96m x 3.66m)

uPVC double glazed square bay window to front elevation, radiator, power points, timber panelled effect laminate flooring, cornice ceiling, centre ceiling light fitting.

Open plan fitted Dining Kitchen

18'11" x 9'3" (5.79m x 2.82m)

Fitted base and wall units with work surfaces and tiled splashbacks to walls, integrated eye level Bosch electric oven and grill, inset five burner stainless steel integrated hob with stainless steel chimney style extractor canopy over, space for upright fridge freezer unit, plumbed for auto washer, radiator, power points, cornice ceiling, uPVC

double glazed window to rear elevation and uPVC double glazed french doors to rear elevation opening onto rear garden.

First Floor

Stairs leading to landing with spindled balustrade, uPVC double glazed window to side elevation, access to roof space, power points, panelled doors to bedrooms and bathroom.

Bedroom One

12'0" x 11'1" (3.66m x 3.38m)

uPVC double glazed window to rear elevation with open aspects over adjoining fields, meadows and distant views toward the Cheshire Plain. Radiator, power points, cornice ceiling.

Bedroom Two

11'10" x 10'2" (3.61m x 3.12m)

uPVC double glazed window to front elevation with open aspect, radiator, power points.

Bedroom Three

7'1" x 6'11" (2.18m x 2.13m)

uPVC double glazed window to front elevation, radiator, power points.

Family Bathroom

Three piece suite comprising of panelled bath with mixer shower spray and over bath thermostatically controlled shower head, hinged glazed shower screen, hand wash basin set to vanity unit with storage below, low-level w.c. Tiling to walls, tiled floor, chromium plated ladder rack towel rail/radiator, inset ceiling spotlights, uPVC double glazed opaque window to rear elevation.

External

Garden fronted laid to lawn with borders stocked with mature plants and shrubs. Blockpaved driveway allowing ample parking for several vehicles and leading to entrance door and extending to the side of the property. through

Tel: 01942 817090

garden gate to most pleasant enclosed private rear garden with large paved patio / entertaining area, low level garden wall with steps leading up to upper level with further patio area and beds and borders stocked with mature trees, plants and shrubs.

Outbuilding

Substantial timber constructed outbuilding currently used as a home office area with solid fuel burner, power and light, windows to front elevation and uPVC double glazed french doors to front elevation.

Tenure

Tenure

We are advised by our Vendor that the tenure of this property is LEASEHOLD Ground Rent £10.00 per annum Charlesworth Estate Agents have not sought to verify the legal title and any buyer/s must obtain verification from their solicitor or at least be satisfied prior to exchange of Contracts

Council Tax

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

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



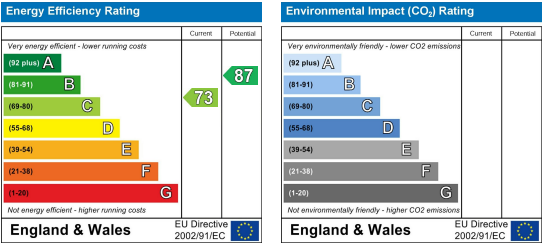
Floor Plan



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



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.