



Offers in the region of £235,000

15 Drake Hall Westhoughton, Bolton, BL5 2RA

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**** Charlesworth Estates are Delighted to Offer For Sale this MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME Located within this SOUGHT-AFTER AREA ** This Beautiful Property is IMMACULATELY PRESENTED Throughout and Briefly Comprises of: Porch, Spacious Lounge, Kitchen/Diner, Conservatory with Bi-folding Doors. To the First Floor are Three Good Size Bedrooms. Lovely and Private Rear Garden. Driveway to The Front Allowing Off Road Parking for Two Vehicles. Garden to the front mainly laid to lawn with hedges to boundary. The Property is Located Within Walking Distance to Eatock Nature Reserve and Ofsted Rated Schools, Daisy Hill Train Station Allowing Commuting to Major Towns and Cities. Local Shops and Amenities on your Doorstep. Call Now To Book your Viewing!**

Accommodation

Beautiful Three Bedroom Family Home within this Popular Location, the Accommodation comprises of; Porch, Lounge, Modern Kitchen, Conservatory. To the First Floor are Three Good Size Bedrooms and Family Bathroom. Gardens to both front and rear. Driveway for off road parking.

Porch

5'5 x 4'5 (1.65m x 1.35m)

Composite door to front elevation and two uPVC double glazed windows to front and side, tiling to floor, spotlights to ceiling. French doors opening to the lounge.

Lounge

16'3 x 14'6 (4.95m x 4.42m)

uPVC double glazed window to front elevation, display unit with lighting, centre ceiling fan light, two wall lights, wall mounted log effect electric fire, double radiator, two tv aerial points, carpet to floor, plug sockets, cupboard housing meters and consumer box.

Fitted Kitchen

14'5 x 9'1

Modern fitted kitchen with a range of white high gloss wall and base units and complimentary grey work surfaces over with matching upstands, black composite sink and drainer with mixer tap, induction hob with extractor above, plug sockets, bosch oven and grill, bosch microwave, integrated fridge freezer, integrated washing machine, space for tumble dryer or dishwasher, tiling to floor, coving, spotlights to ceiling, double radiator behind decorative cover, beautiful built in dresser with shelving and cupboards (built in double plug socket), uPVC double glazed window to rear. Bi-folding doors leading to the conservatory.

Conservatory

12'6 x 9'6 (3.81m x 2.90m)

uPVC double glazed windows to both sides and rear, uPVC french doors to side elevation leading to the rear garden, vaulted ceiling with centre ceiling light, plug sockets, laminate flooring.

Stairs to first floor

Carpet to stairs, wooden handrail and white balustrade unit.

Landing

7'5 x 6'6 (2.26m x 1.98m)

uPVC double glazed window to side elevation, carpet to floor, loft access, plug socket, centre ceiling light. Doors leading to rooms.

Master Bedroom

14'8 x 9'0 (4.47m x 2.74m)

Beautiful master bedroom tastefully decorated with uPVC double glazed window to front elevation, radiator, centre ceiling fan light, two further designer lights, carpet to floor, coving, plug sockets, space to site bedroom furniture as desired.

Bedroom Two

10'9 x 8'0 (3.28m x 2.44m)

uPVC double glazed window to rear elevation, carpet to floor, radiator with decorative cover, tv aerial point, plug sockets, spotlights to ceiling, space to site bedroom furniture as desired.

Bedroom Three

11'0 x 6'0 (3.35m x 1.83m)

uPVC double glazed window to front elevation, carpet to floor, plug socket, cupboard housing combi boiler with shelving, spotlights to ceiling.

Family Bathroom

6'8 x 6'0 (2.03m x 1.83m)

Suite comprising of bath with combi shower over and glass shower screen, low level Wc flush, pedestal sink, wall mounted cabinet with mirror, fully tiled walls, vinyl flooring, centre ceiling light, tall chrome towel radiator, uPVC double glazed opaque window to rear elevation.

External

Front Garden mainly laid to lawn with hedges to boundary.

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

Paved rear garden with gated side access, flowers, shrubs to borders and mature trees, lighting around the perimeter, outside water tap, fenced panelled boundaries.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (999 years from date of build).

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 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.

