



Drake Hall
Westhoughton

Miller Metcalfe
Every step of the way

Drake Hall

Westhoughton

Semi Detached



2



1

EPC Rating - C

MODERN FAMILY HOMETWO DOUBLE BEDROOMS***LARGE REAR GARDEN***MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES***

Immaculately presented two bedroom semi detached family home. Conveniently located, close to excellent schools and offers easy access to the M60/M61/M62 motorway network with direct routes and excellent public transport links to Bolton and Manchester. Viewings are highly recommended to appreciate all this property has to offer.

Accommodation briefly comprising entrance porch, lounge with stairs leading to the first floor, modern fitted breakfast kitchen with integrated appliances and a breakfast bar. Rising to the first floor are two bedrooms and a modern three piece family bathroom suite. The property is heated by a gas central heating system and is double glazed.

The property sits on a generous plot with a front garden and driveway providing off street parking for several cars and a large low maintenance rear garden with a large patio area ideal for alfresco dining.

COUNCIL TAX

Band: B

Annual approx Price: £1,524

FLOOD RISK

Very Low

MOBILE COVERAGE

EE - No

Vodafone - Yes

Three - No

O2 - Yes

BROADBAND

Basic - 4 Mbps

Superfast - 34 Mbps

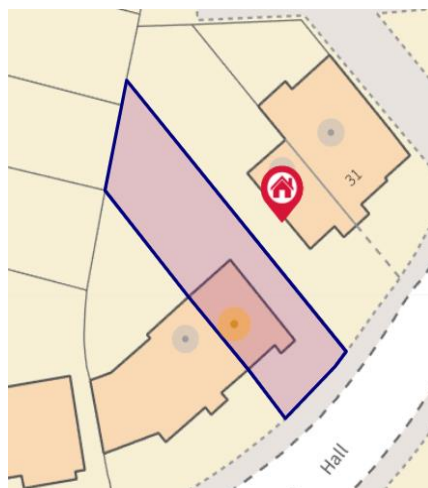
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

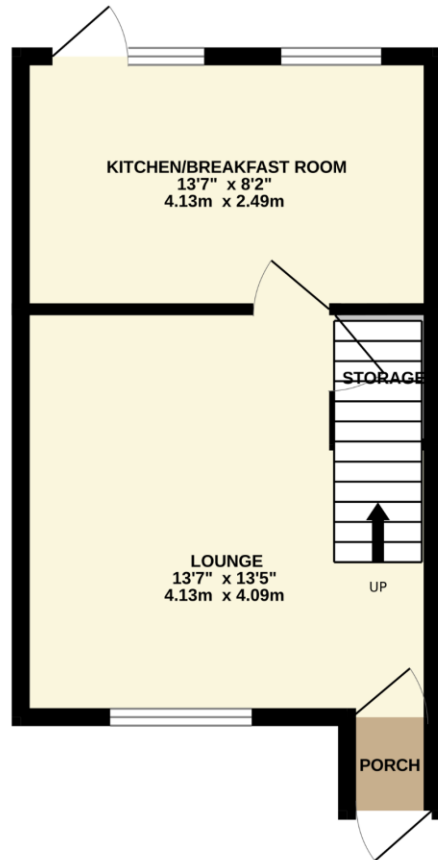
BT - Yes

Sky - Yes

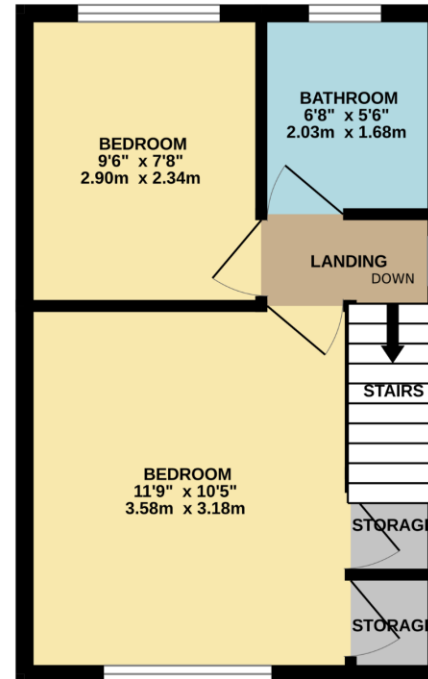
Virgin - Yes



GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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