



**Parkham Close**  
Westhoughton

**Miller Metcalfe**  
Every step of the way

# Parkham Close

Westhoughton

Detached  3  2 EPC Rating - To be confirmed

A superb three-bedroom detached family home, set in an ever popular, and well-regarded residential development in the area of Westhoughton, Bolton. Daisy Hill train station is only a few minutes' walk away which directly serves Bolton, Salford, and Manchester, while for those commuting by road the M61 is just a short drive away. There are particularly well-regarded schools including St James C E Primary School nearby. The property is very well presented throughout, and internal viewing is essential to fully appreciate.

Accommodation briefly comprising entrance hallway, lounge which opens into a dining room, Modern fitted kitchen with integrated appliances and a generous size conservatory. Rising to the first floor are three bedrooms with en suite to the master bedroom and a three-piece family bathroom Suite. Outside the property has a driveway offering off street parking and leading to an integral single garage. The rear garden has a lawned area with mature plants and shrubs with a paved seating area. The property is heated by a gas central heating area and is double glazed.

LOCAL AUTHORITY  
Bolton

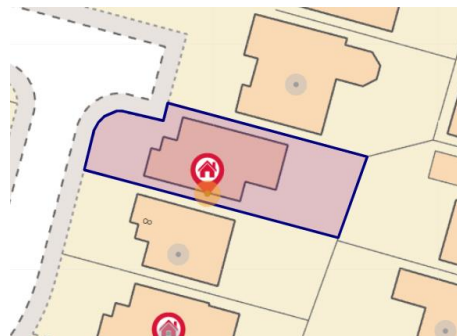
COUNCIL TAX  
Council Tax Band: C  
Approx Annual Price: £1,742

FLOOD RISK  
Very Low

MOBILE COVERAGE  
EE - Average  
Vodafone - High  
Three - Average  
O2 - Average

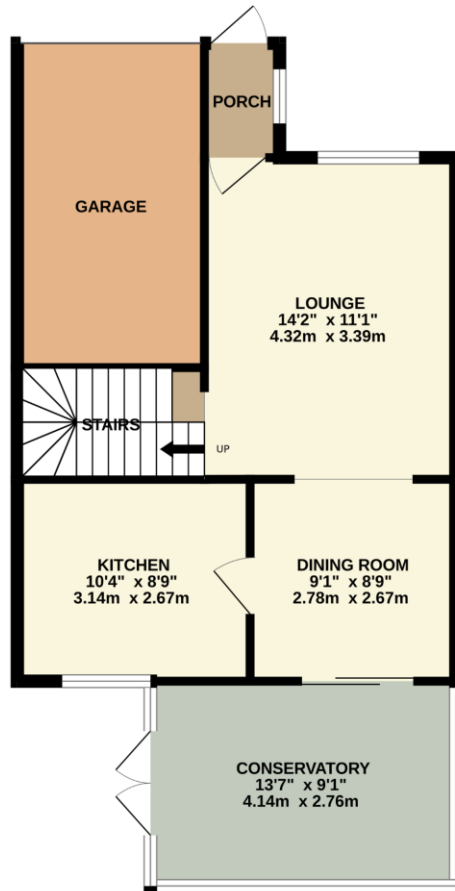
BROADBAND  
Basic - 6 Mbps  
Superfast - 50 Mbps  
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes

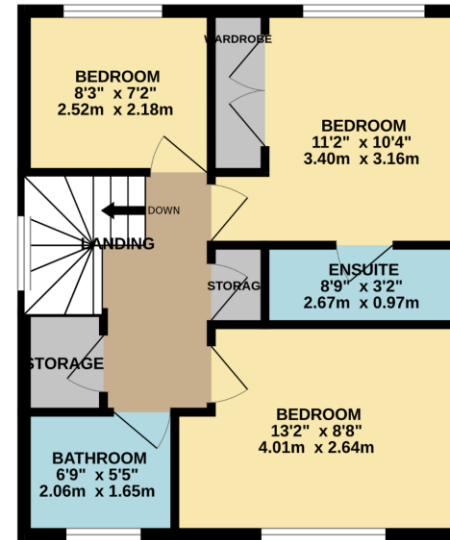




GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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