



Dale Lee
Westhoughton

Miller Metcalfe
Every step of the way

Dale Lee

Westhoughton

Detached



4



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EPC Rating - C

*** FANTASTIC FAMILY HOME, CUL DE SAC LOCATION, DETACHED DOUBLE GARAGE & DRIVEWAY***

Welcome to Dale Lee, a four-bedroom detached family home located in a quiet cul de sac. Situated just off Captain Lee's Road with a host of local amenities just a short walk away in Westhoughton Centre. Perfect for the commuter in mind with the M61 just a 5-minute drive and Daisy Hill Train station just over 1 Mile. Schooling at both levels, Primary & High all within a short walk away.

The key features of this property are sure to be the double garage, extensive driveway, location & Master boasting its own En-suite.

In brief the property comprises, entrance hall with a handy w/c to the left and stairs rising to the first floor. To the right emerge into the lounge, this is sure to be the room of choice after a long day. Retrace your steps back into the hall and continue through into the spacious open plan kitchen/diner and in turn gives access to the conservatory overlooking the rear, private garden. Adjacent but separate is a handy utility perfect for modern day family living.

Rising to the first floor there are four good sized bedrooms, The master bedroom benefits from its own en-suite facilities. The family bathroom completes the first floor.

Externally to the front, ample space for off road parking leading to a double detached garage for secure off-road parking or storage.

The garden to the rear is a joy to be hold, an ideal space for relaxing and entertaining and has the benefit of not been overlooked to the rear.

TENURE

Tenure

Leasehold - £45.00 Per annum

Lease Start Date

09 Jun 1988

Lease End Date

01 Jan 2986

Lease Term

999 years from 1 January 1987

Lease Term Remaining

962 years

COUNCIL TAX

Band:



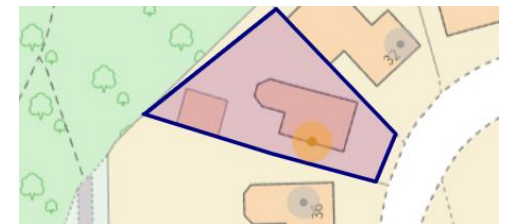


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Annual Price:
£2,147

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

BROADBAND
Basic
13 Mbps
Superfast
51 Mbps
Ultrafast
1000 Mbps

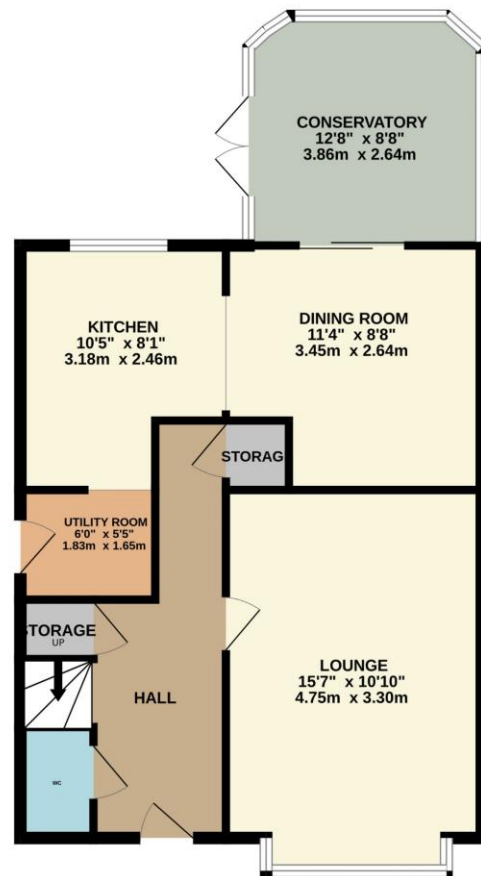
SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No



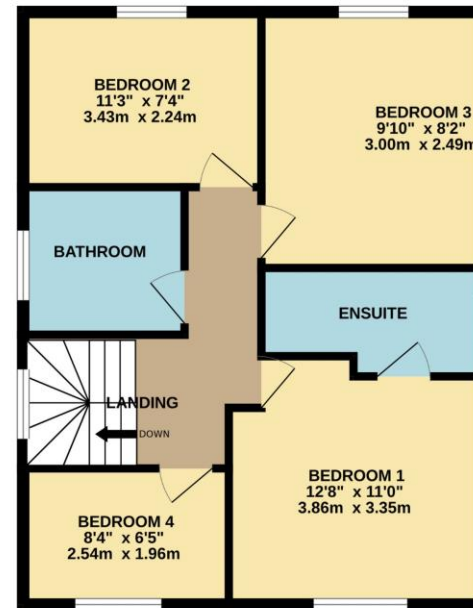
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GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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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