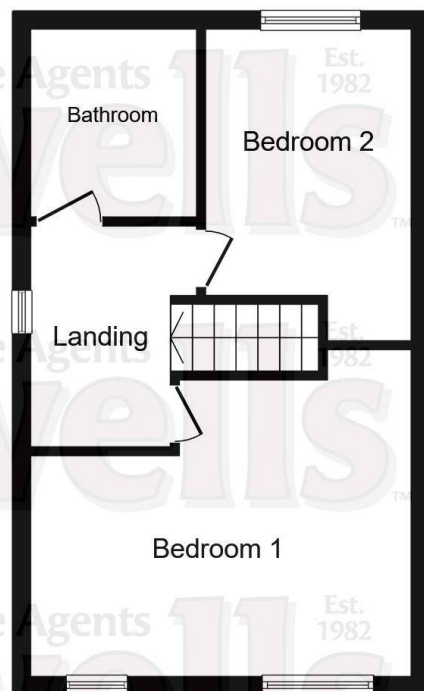


Ground Floor



First Floor

**DRAKE HALL, WESTHOUGHTON, BL5 2RA**



- Beautifully presented throughout
- Detached home
- Two bedrooms (formerly three)
- Large block paved driveway
- Modern kitchen and bathroom
- Quiet location
- Close to local amenities
- Short drive to Daisy Hill train station



**£250,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
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E: bolton@cardwells.co.uk

**BURY**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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This stunning detached home has been modernised and decorated throughout to a high standard. Formerly a three bedroom home, now two bedrooms, the property offers wonderful accommodation and can literally be moved into. The ground floor has an open and spacious lounge with plantation blinds to the double glazed window. From the lounge you enter into a fantastic, modern kitchen/dining room with a range of fitted wall and base units and integrated appliances. To the first floor, the landing has that bright and airy feel with a double glazed window providing plenty of natural light. Both bedrooms are double in size with the master bedroom, formerly two rooms, looking out over the front of the property with the second bedroom, again double in size, overlooking the garden to the rear. Externally there is a large, recently installed, block paved driveway at the front leading to double gates which give access to the rear. The rear garden is a superb size and has been re-modelled to create a wonderful low maintenance garden with designated areas, raised beds and a shed for that all important storage. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge:** 14' 10" x 14' 6" (4.53m x 4.43m) Ceiling light point, radiator, double glazed window to the front with plantation blinds, laminate effect flooring, door to the front.

**Kitchen diner:** 14' 10" x 10' 5" (4.53m x 3.17m) Downlights, double glazed window to the rear, double glazed sliding patio doors to the rear, radiator, laminate effect flooring, range of fitted wall and base units with complimentary work surfaces comprising an extractor fan, electric hob, integrated oven, microwave, fridge/freezer, washing machine, stainless steel sink with mixer tap and drainer.

**Landing:** Ceiling light point. Double glazed window to the side, loft access.

**Bedroom 1:** 14' 10" x 12' 9" (4.52m x 3.89m) Formerly two bedrooms and now one large master bedroom with two double glazed windows to the front, radiators, wardrobes.

**Bedroom 2:** 12' 1" x 8' 0" (3.69m x 2.45m) Ceiling light point, radiator, double glazed window overlooking the garden to the rear, laminate effect flooring.

**Bathroom:** 7' 4" x 6' 4" (2.24m x 1.92m) Recently fitted modern shower room comprising a WC, large shower cubicle, vanity unit and inset sink, tiled flooring with vertical ladder radiator and tiled walls, double glazed window to the rear.

**Externally:** To the front of the property there is a large, recently installed, block paved driveway leading to double gates which lead to the rear. The rear garden is a superb size and has been re-modelled to create a wonderful low maintenance garden with designated areas, raised beds and a shed for that all important storage.

**Viewings:** For all viewings please call Cardwells estate agents Bolton on 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research shows the property is band C

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

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