

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Weythorne Drive, Bolton, BL1 8TP

£220,000

SPACIOUS AND MODERN FAMILY HOME

Nestled in the charming Weythorne Drive of Bolton, this delightful home offers a perfect retreat for a family seeking comfort and space. Situated on a private plot, this property boasts a spacious interior that is beautifully presented throughout, making it a welcoming haven for its new owners.

With a spacious drive and rear garden, there is ample room for outdoor activities and entertaining guests. The property's convenient location provides easy access to local amenities, ensuring that daily errands and leisure activities are within reach.

If you are looking for a family home that combines comfort, space, and convenience, this property on Weythorne Drive is the ideal choice for you. Don't miss the opportunity to make this house your own contact our Bury branch to arrange a viewing and start your journey today!

Weythorne Drive, Bolton, BL1 8TP

£220,000



- Spacious Semi Detached Property
- Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

7'7 x 5'11 (2.31m x 1.80m)

UPVC double glazed frosted front door, UPVC double glazed window, doors leading to reception room, kitchen and stairs to first floor.

Kitchen

21'0 x 7'8 (6.40m x 2.34m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, space for oven, integrated extractor hood, tiled splashback, space for fridge freezer, plumbing for washing machine, space for dryer, tiled effect laminate flooring, door to understairs storage and UPVC double glazed frosted door to side elevation.

Reception Room

17'0 x 11'0 (5.18m x 3.35m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, gas fire with marble surround, television point and double doors to conservatory.

Conservatory

7'4 x 7'0 (2.24m x 2.13m)

UPVC double glazed windows, polycarbonate roof and UPVC double glazed sliding door to rear.

First Floor

Landing

10'7 x 7'8 (3.23m x 2.34m)

UPVC double glazed window, doors leading to three bedrooms and family bathroom.

Bedroom One

10'7 x 8'11 (3.23m x 2.72m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

Bedroom Two

11'2 x 7'7 (3.40m x 2.31m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'6 x 6'10 (2.29m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'5 (2.34m x 1.96m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, corner panel bath with mixer tap and overhead direct feed shower, dual flush WC, tiled elevations, cladding to ceiling and tiled effect flooring.

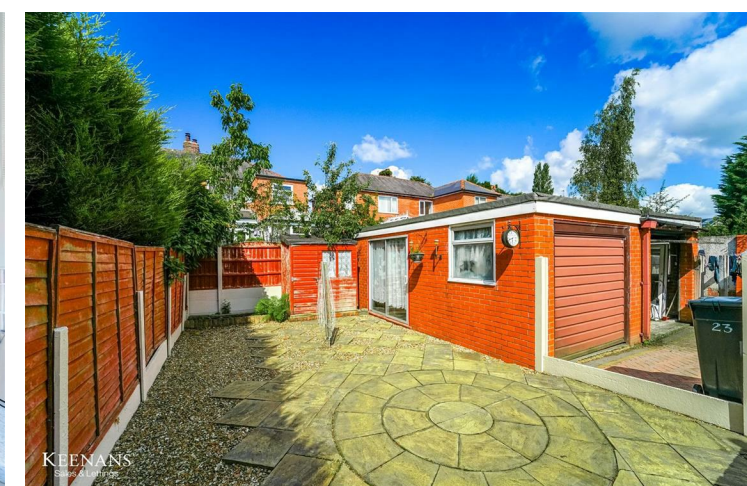
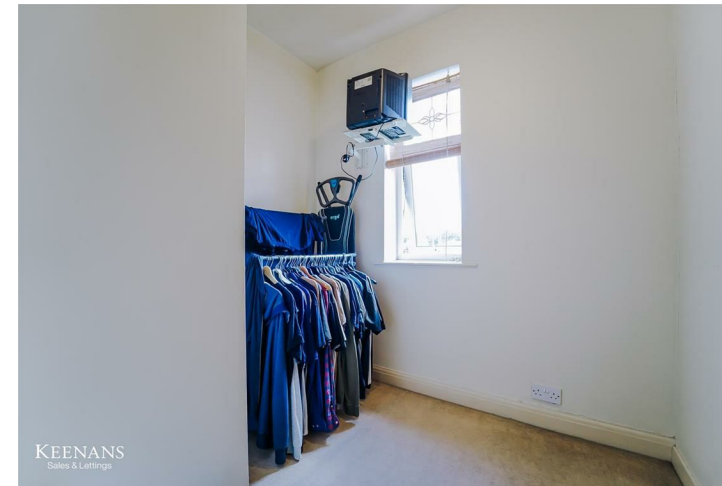
External

Rear

Garden with paved patio, stone chippings, timber shed and access to detached garage.

Front

Laid to lawn garden, mature shrubbery, block paved driveway and access to detached garage.



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