



4 Hall Lee Drive

Westhoughton, Bolton, BL5 3EQ

A rare opportunity to purchase a beautiful two bed detached bungalow in the heart of Westhoughton. situated in a very sort after area in a quiet cul-de-sac within minutes of all local amenities.

Offers In The Region Of £289,950

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- TWO BEDROOM TRUE DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION
- BEAUTIFUL GARDENS TO THE REAR
- VERY WELL PRESENTED THROUGHOUT
- WELL SOUGHT AFTER AREA
- OFFERED WITH NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- CONSERVATORY
- EARLY VIEWING ADVISED

ENTRANCE PORCH

LOUNGE

16'2" x 13'5" (4.94m x 4.09m)

INNER HALL

KITCHEN

9'10" x 7'3" (3.01m x 2.22m)

DINING ROOM

10'2" x 8'7" (3.11m x 2.64m)

CONSERVATORY

18'2" x 5'9" (5.56m x 1.77m)

BEDROOM ONE

13'8" x 9'8" (4.18m x 2.96m)

BEDROOM TWO

11'9" x 6'9" (3.59m x 2.07m)

SHOWER ROOM

5'7" x 4'11" (1.71m x 1.52m)

EXTERIOR FRONT

EXTERIOR REAR



[Directions](#)



Floor Plan

Ground Floor



Total area: approx. 97.7 sq. metres (1052.1 sq. feet)

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.

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