



74 Southfield Drive

Westhoughton, Bolton, BL5 2PG

COPELANDS are delighted to bring to the market this traditional three semi detached property with a private rear garden, large paved driveway to the front and a single detached garage with driveway to the side. Comprising of entrance hallway, lounge, spacious modern fitted kitchen with integrated appliances and a large conservatory with a glass roof. To the first floor are three generous bedrooms and a modern family bathroom. The property is beautifully presented throughout and is both double glazed and gas central heated. Early viewing is advised to fully appreciate the potential and size of the accommodation on offer.

Price £198,950

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- THREE BEDROOM SEMI DETACHED
- MODERN FITTED KITCHEN & BATHROOM
- SINGLE DETACHED GARAGE TO THE REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN
- EASY ACCESS TO ALL LOCAL AMENITIES
- LARGE CONSERVATORY WITH GLASS ROOF
- LARGE DRIVEWAY TO THE FRONT
- WELL LOCATED FOR ALL NETWORK LINKS

ENTRANCE HALL

LOUNGE

DINING KITCHEN

CONSERVATORY

STAIRS LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERIOR FRONT

EXTERIOR REAR



[Directions](#)





Floor Plan

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	