



**80 New Drake Green, Westhoughton**  
Bolton

Offers in Region of **£130,000**





## 80 New Drake Green

Westhoughton, Bolton

NO SERVICE CHARGES! DONT MISS OUT.... FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS LOOK NO FURTHER! It's not often a property comes to market like this.... FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT with GARAGE. A super property which has been renovated to a high standard and ready to move into!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain
- First Floor Apartment
- No Service Charge
- Two Double Bedrooms
- Fully Renovated to a High Standard
- Modern Kitchen and Bathroom
- Newly Fitted Carpets and Flooring Throughout
- Detached Garage and Garden to Front
- Great Quiet Location
- Viewing Highly Recommended



### **Entrance Vestibule**

Double glazed door leading to a private welcoming bright vestibule with newly plastered and painted neutral walls, stairs to the first floor, newly laid grey carpet.

### **Landing**

Bright neutral landing with newly plastered and painted walls, loft access, storage cupboard and newly laid grey carpet.

### **Master Bedroom**

9' 11" x 12' 11" (3.03m x 3.94m)

Great size master bedroom with double glazed window to front aspect, newly plastered and painted neutral walls, coving, good size storage cupboard, central heating radiator, newly laid grey carpet.

### **Bedroom 2**

9' 11" x 9' 6" (3.01m x 2.89m)

Another good size bedroom with double glazed window to front aspect, newly plastered and painted neutral walls, coving, central heating radiator, newly laid grey carpet.

### **Bathroom**

6' 2" x 7' 2" (1.89m x 2.18m)

Great size modern fitted bathroom suite comprising of; Low level WC, stylish wash hand basin into vanity unit, bath with rainfall shower over. Double glazed window to side aspect, newly fitted waterproof wall panelling, spotlights, heated towel rail and newly laid vinyl flooring.







### **Lounge**

14' 2" x 12' 0" (4.33m x 3.67m)

Spacious lounge with double glazed window to rear aspect, newly plastered and painted neutral walls, coving, central heating radiator and newly laid grey carpet.

### **Kitchen/Diner**

8' 11" x 8' 11" (2.71m x 2.71m)

Impressive newly fitted kitchen with high gloss wall and base units with underlights and floor lights, built in oven with four gas hob and extractor hood over, modern tiled splashbacks, stainless steel sink with drainer and mixer tap, plumbing for washing machine and space for fridge/freezer. Double glazed window to rear aspect, spotlights, room for dining and newly laid vinyl flooring.











## Price & Co Properties

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