



39 Lee Bank, Westhoughton

In Excess of £350,000

Miller Metcalfe
Every step of the way

39 Lee Bank

Westhoughton, Bolton

A generously sized four bedroom family home situated in a quiet cul-de-sac location with little passing traffic. Superbly positioned within easy reach of the motorway network via the M61 railway network via both Westhoughton and Daisy Hill train stations, close to popular primary and secondary schools, with an easy reach of well-regarded restaurant, pubs, sporting clubs and beautiful countryside. The accommodation briefly comprises: entrance hallway, sizable living room with patio doors off to the rear garden, dining room, study, generous fitted kitchen/diner and a ground floor guest WC. Rising to the first floor is a master bedroom with built-in wardrobes and a three-piece en suite shower room, three additional generous bedrooms and a white three-piece family bathroom suite. The rear garden is fully enclosed and designed with easy maintenance in mind being predominantly laid to AstroTurf, the detached brick built single garage is served by a private driveway providing additional off-road car parking. The family home benefits from UPVC double glazing, gas central heating, a security alarm system. Internal viewing advised.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

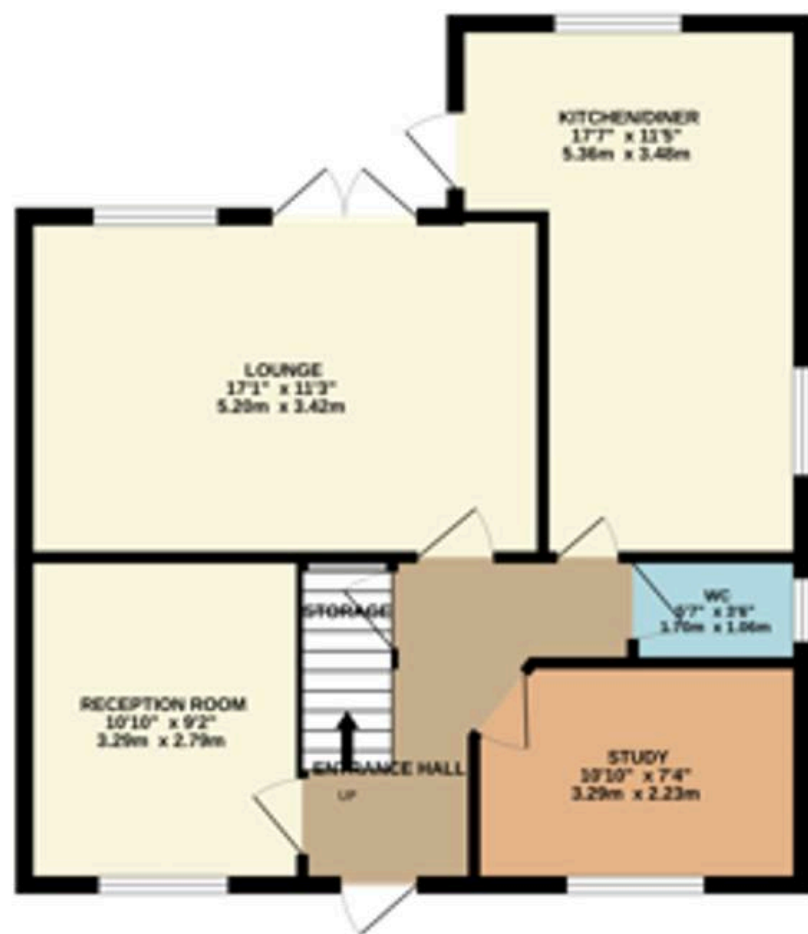




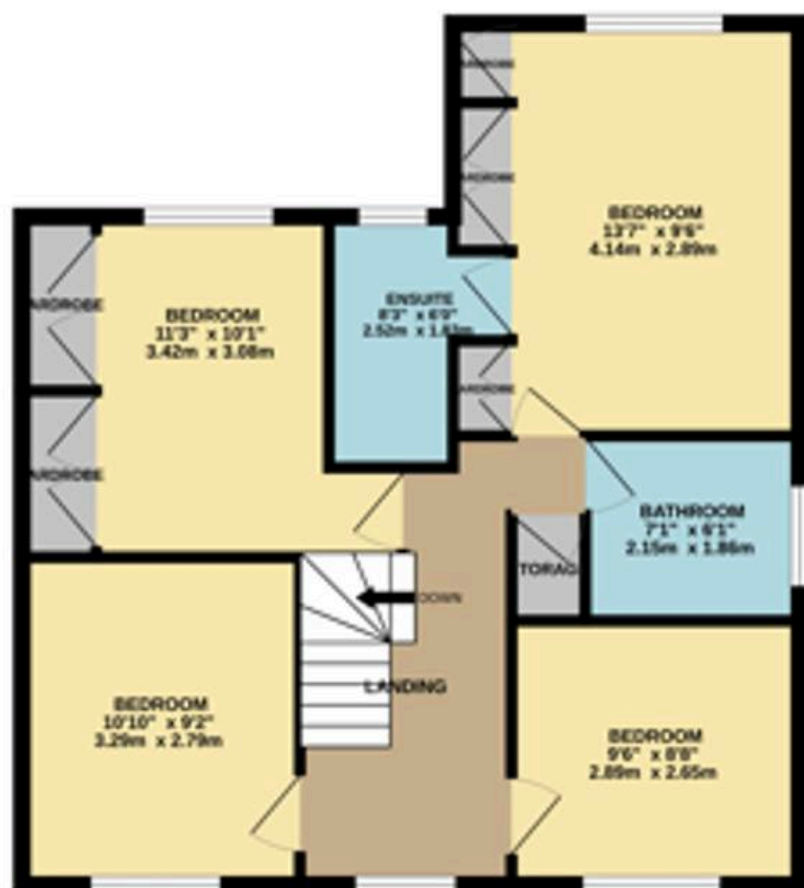




GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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