



17 Marlbrook Drive, Westhoughton
Bolton

Offers in Region of **£195,000**



17 Marlbrook Drive

Westhoughton, Bolton

Fab semi-detached property with bags of potential. No chain. 3 beds, large driveway. Prime location near amenities & commuter links. Catchment for 'outstanding' Eatock Primary. Early viewing advised.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain
- Semi Detached Property
- Kitchen/Diner
- New Carpets Throughout
- Gardens to Front and Rear
- Large Driveway
- Cul De Sac Position
- Great Location
- Viewing Highly Recommended



Entrance Hallway

Double glazed door leading into neutral hallway with stairs leading to first floor, central heating radiator, newly laid carpet.

Lounge

12' 4" x 15' 1" (3.75m x 4.60m)

Light and spacious lounge with double glazed window to front aspect, wall mounted gas fire, central heating radiator, understairs storage cupboard, newly laid carpet.

Kitchen/Diner

9' 10" x 15' 5" (3.00m x 4.69m)

Great size kitchen/diner with a range of wall and base units with worktops over, sink with drainer and mixer tap, plumbing for washing machine, space for cooker and fridge/freezer, central heating radiator. Two double glazed windows and timber glazed door to rear aspect, ample room for dining, newly laid vinyl flooring.

Landing

Double glazed window to side aspect, neutral decor, loft access, newly laid carpet.

Master bedroom

9' 0" x 13' 1" (2.74m x 3.99m)

Light and spacious master bedroom with double glazed window to front aspect, neutral decor, central heating radiator, newly laid carpet.





Bedroom 2

9' 0" x 11' 1" (2.75m x 3.38m)

A good size second bedroom with double glazed window to rear aspect, central heating radiator, newly laid carpet.

Bedroom 3

6' 2" x 9' 6" (1.88m x 2.90m)

Double glazed window to front aspect, storage cupboard, neutral decor, central heating radiator, newly laid carpet.

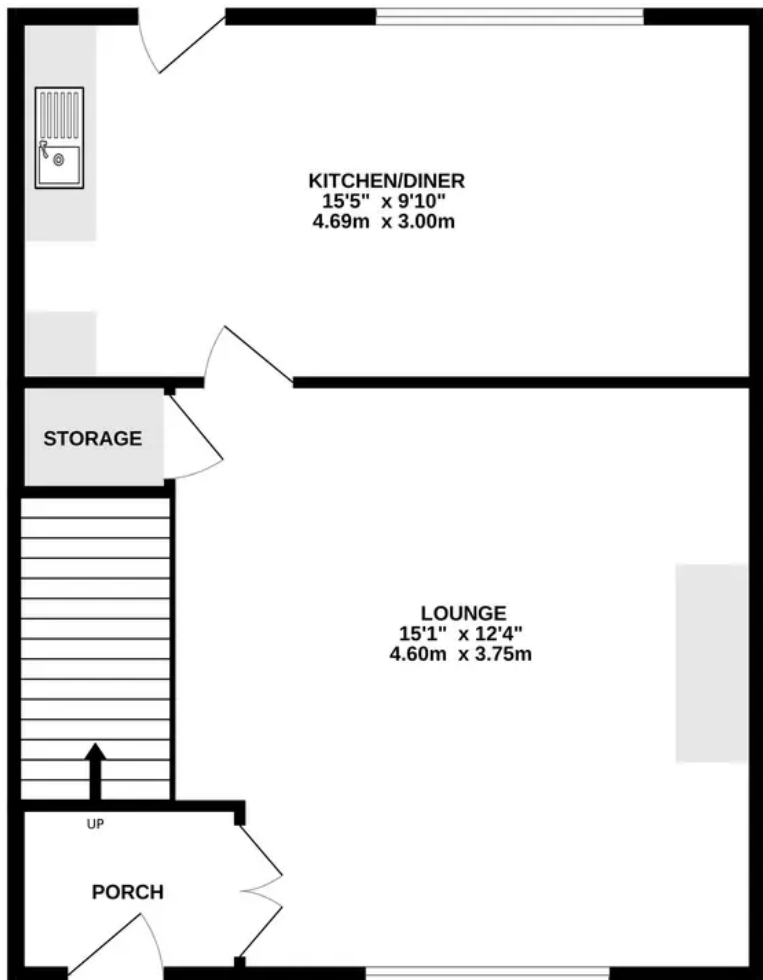
Bathroom

6' 2" x 5' 9" (1.87m x 1.74m)

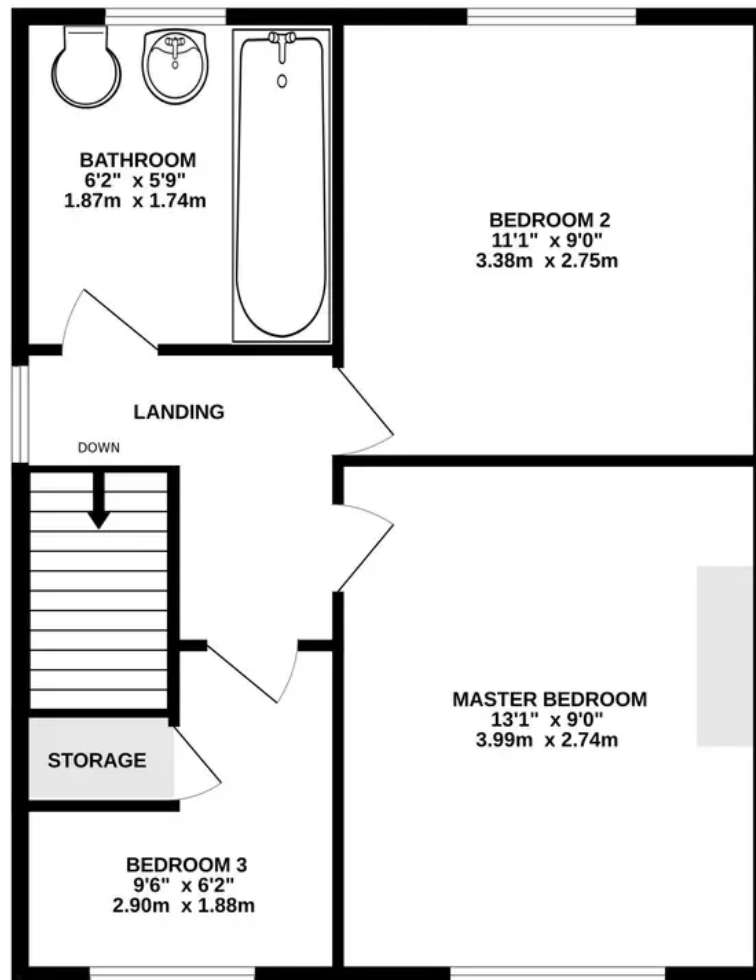
Double glazed window to rear aspect, three piece suite comprising of; Low level WC, hand wash basin, bath with electric shower over, part tiled walls, central heating radiator, newly laid vinyl flooring.



GROUND FLOOR



1ST FLOOR



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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Price & Co Properties

50 Chorley Road, Westhoughton - BL5 3PR

01204 365 555 • enquiries@priceandcoproperties.com • priceandcoproperties.com/