



FREEHOLD

House - Detached (EPC Rating: D)

3 BROOK MEADOW, WESTHOUGHTON, BL5 3UY

Offers Over

£325,000

FEATURES

- Well presented 3-bedroom home
- Detached house in Brook Meadow
- Well maintained front garden
- Rear garden perfect for kids
- Convenient garage included
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended




FREENEY & OLIVER
ESTATES

3 Bedroom House - Detached located in Westhoughton

Freeneys and Oliver Estates are proud to offer For Sale, this delightful detached house which offers a perfect blend of comfort and space. Spanning an impressive 1,109 square feet, the property boasts three well-proportioned double bedrooms, making it an ideal home for families.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-maintained garden at both the front and rear of the property enhances its appeal, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Additionally, the property includes a garage, providing ample storage or parking options. This home is not only well-presented but also well maintained, allowing you to move in with ease and enjoy all that it has to offer.

Brook Meadow is a lovely location, providing a peaceful environment while still being conveniently close to local amenities and transport links. This property is a wonderful opportunity for anyone looking to settle in a desirable area of Westhoughton.

Don't miss the chance to make this charming house your new home.

Room Measurements:

Lounge 6.31x3.31

Dining Room 4.34x2.40

Kitchen 2.26x3.31

WC 1.26x1.16

Bedroom 1 4.34x3.13

Bedroom 2 3.34x2.33

Bedroom 3 2.33x3.42

Bathroom 3.09x1.43

WC 1.45x0.85

Important note to purchasers:

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party called CREDAS. There is a nominal charge of £50 excluding VAT for this (per person).

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- Rear garden perfect for kids
- Convenient garage included
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended
- Ample storage space



FREENEY & OLIVER ESTATES | 9A MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AH



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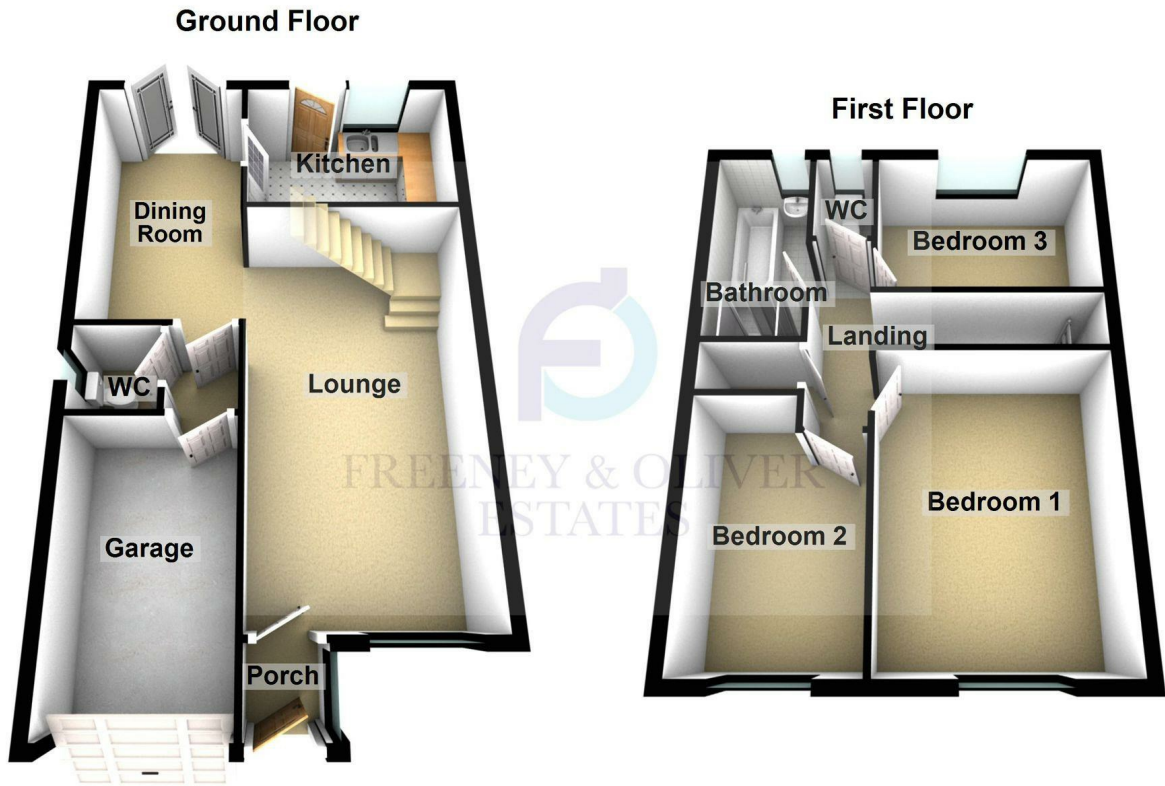
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Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.