



## 3 bed semi-detached house to buy in BL5

Southfield Drive, Westhoughton, Greater Manchester, BL5 2PG

**£190,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three bedroom home
- ✓ Spacious lounge
- ✓ South-facing rear garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

Set within a popular residential area, this three-bedroom home offers well-proportioned accommodation, practical outside space and excellent potential for a wide range of buyers. The property is arranged to provide comfortable everyday living, with a spacious lounge creating a welcoming main reception area, while the kitchen is fitted with a range of wall and base units and offers a practical layout for day-to-day use. To the first floor, there are three bedrooms, each offering flexibility to suit a buyer's needs. The principal bedroom is a generous double, while the second bedroom is another well-sized room ideal for family living or guests. The third bedroom provides useful additional space that could work equally well as a child's room, nursery or home office. The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over and glazed screen, wash hand basin set within a contemporary vanity unit, and low level WC, with tiled walls completing the space. A particular feature of the home is the south-facing rear garden, which enjoys a combination of paved patio and lawn, making it ideal for relaxing, entertaining or simply enjoying the sun throughout the day. The detached garage adds further practicality, whether for storage, parking or general household use. Overall, this is a home that offers straightforward, comfortable living with a layout that is easy to enjoy and easy to personalise over time. With good-sized bedrooms, a bright main living space, practical kitchen, modern bathroom and sunny rear garden, it presents an excellent opportunity for first-time buyers, young families or investors looking for a property with solid all-round appeal.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Off Street, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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