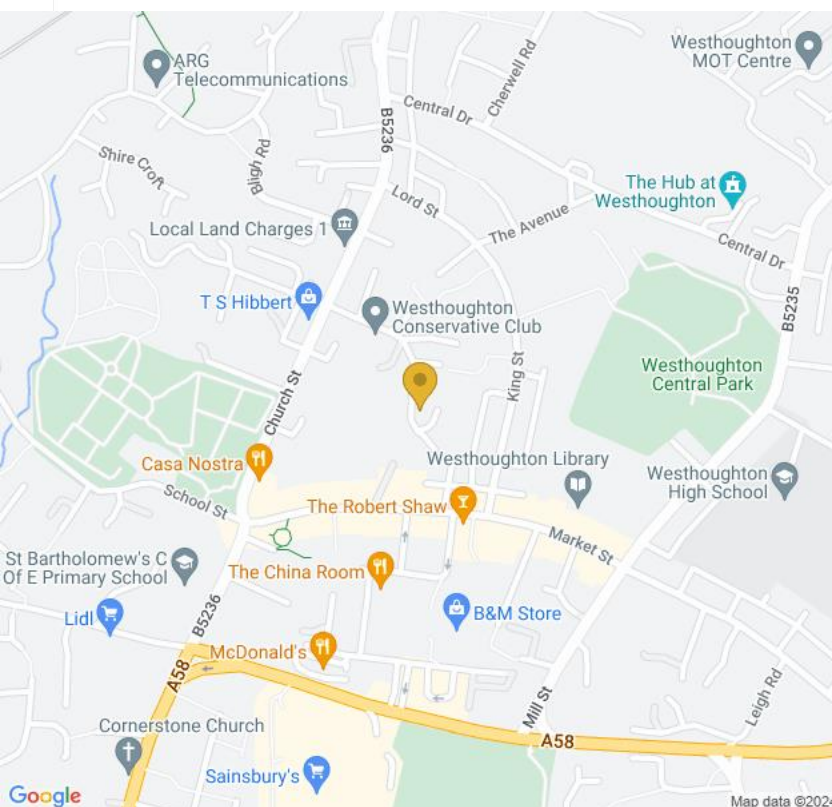


**O.O**  
**£110,000**

Thurlwood Croft,  
Westhoughton, Bolton BL5

**Farrell  
Heyworth**  
**Sales & Lettings**



**Farrell  
Heyworth**  
**Sales & Lettings**

**Chorley**  
**13/15 Cleveland Street**  
**Chorley PR7 1BH**

**Tel: 01257 275231**  
**Email: [chorley@farrellheyworth.co.uk](mailto:chorley@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/chorley>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **\*CURRENTLY TENANTED - RECENTLY REFURBISHED - IDEAL INVESTMENT\***
- **Purpose Built Self Contained First Floor Two Bedroom Apartment**
- **En-Suite & Main Bathroom . Allocated Parking and Communal Parking**
- **Lounge, Kitchen, Bathroom, En Suite and Storage**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Fantastic opportunity to purchase this self contained purpose-built first floor apartment. The property is ready to move into and situated in a popular residential location in Westhoughton.

On internal inspection the accommodation briefly comprises entrance hallway, inner hall, lounge, kitchen, bathroom, two bedrooms with the master having en-suite facilities.

Externally the property has communal gardens and allocated parking. Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold  
Leasehold information: Terms: 150 years from 1st January 2004  
Current Ground Rent: £75 per annum  
Current Maintenance/Service Charges: £625 per annum  
Council Tax: Band B

