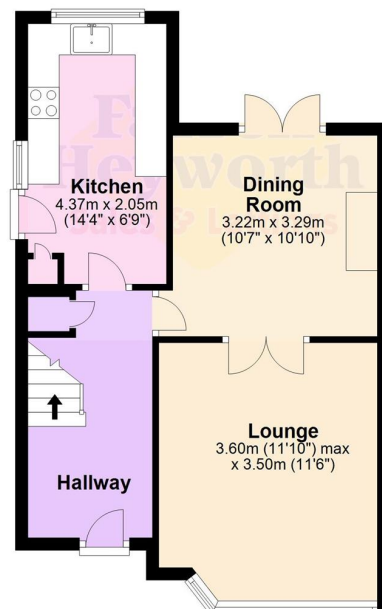
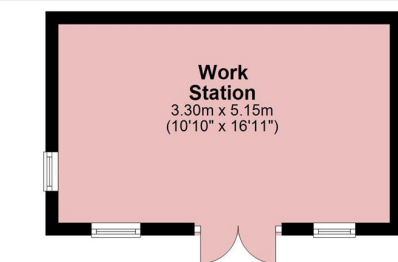
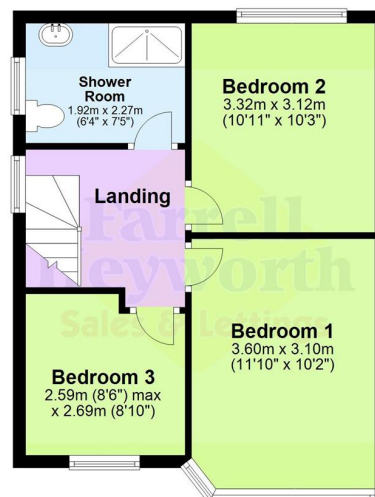


£255,000

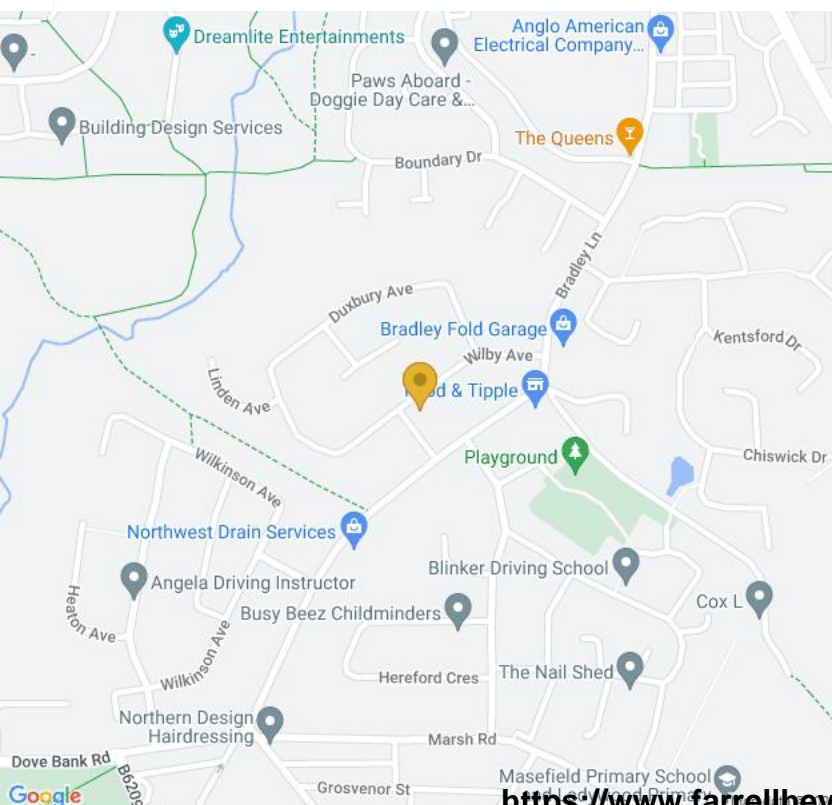
Wilby Avenue, Little Lever,
Bolton BL3



Ground Floor



First Floor



Westhoughton
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01942 303000

Email: Westhoughton@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/about-us/branches/westhoughton/>

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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Superb Extended Three Bedroom Semi Detached Home**
- **Detached Work Building/Office to Rear, Great Work Life Balance**
- **Two Receptions, Modern Fitted Kitchen and Shower Room**
- **Ample Drive and Parking, Close to Moses Gate Country Park**



Tenure: Leasehold
Leasehold information: Terms: 999 years from 21st October 1959
Current Ground Rent: £8 per annum
Council Tax: Band B

