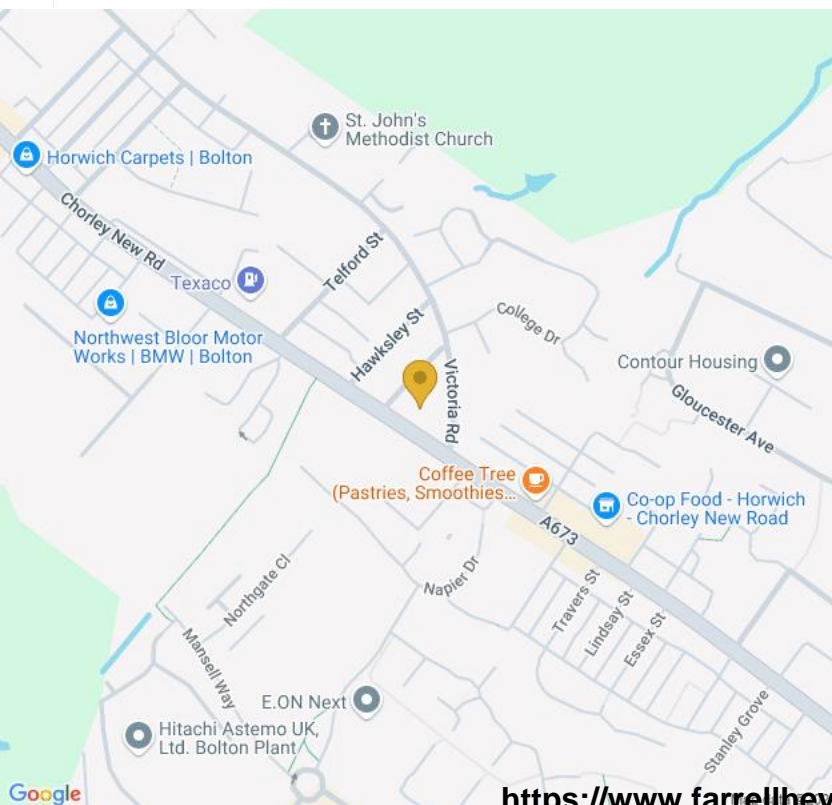




O.O
£110,000

Abernethy Street, Horwich,
Bolton BL6

**Farrell
Heyworth**
Sales & Lettings



**Farrell
Heyworth**
Sales & Lettings

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/>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Top Floor Purpose Built Self Contained Apartment**
- **Two Good Size Bedrooms, Bathroom and En Suite**
- **FOR SALE WITH TENANT IN SITU PAYING £850PCM**
- **Allocated Parking and Close to Local Amenities and School**

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



Great location close to lots of local amenities, but route and a school is this purpose built self contained top floor apartment which has very well sized accommodation.

In brief the property comprises of hall, open plan living arrangement with lounge, kitchen and dining space, master bedroom with en suite, second good size bedroom and separate bathroom.

Externally there is allocated parking and communal spaces.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 2006
Current Ground Rent: £120 PER ANNUM
Current Maintenance/Service Charges: £917 PER ANNUM
Council Tax: Band B

