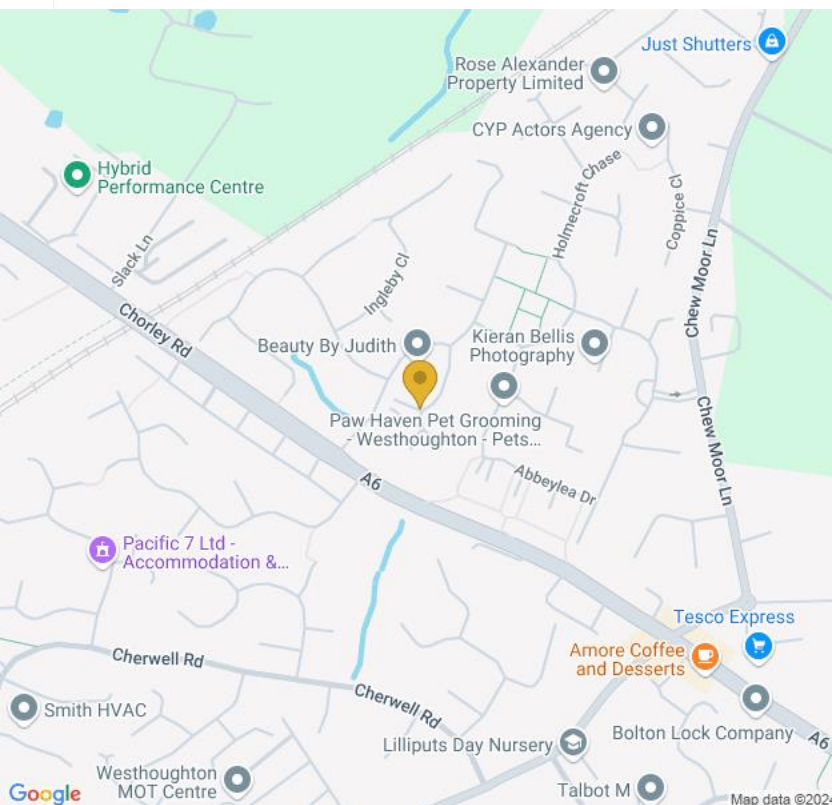


O.O
£130,000

Madison Gardens,
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
<https://www.farrellheyworth.co.uk/chorley>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Three Bedroom Top Floor Apartment in Popular Location**
- **Close to Commuter Links and Local Amenities**
- **Reception, En Suite, Bathroom, Kitchen and Allocated Parking**
- **Investment Opportunity with Sitting Tenants**

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



Fabulous three bed top floor apartment situated within a highly sought after residential location.

This wonderful property is situated within the popular area of Westhoughton, boasting well-proportioned accommodation that simply must be viewed in person to be fully appreciated.

The living space comprises an communal hallways and entrance, private entrance hall, superb lounge/diner, fitted kitchen with integrated appliances, three good sized bedrooms with the master bedroom having a private en-suite plus a separate three piece bathroom which completes the accommodation.

Outside the property benefits from attractive communal gardens and allocated and visitor car parking. The popular location is within easy access to the many shops and amenities Westhoughton has to offer and is well placed for major transport links making it easy to commute across the North West.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 2005
Current Ground Rent:
Current Maintenance and Service Charges: £149.07 Per Calendar month
Council Tax: Band B



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