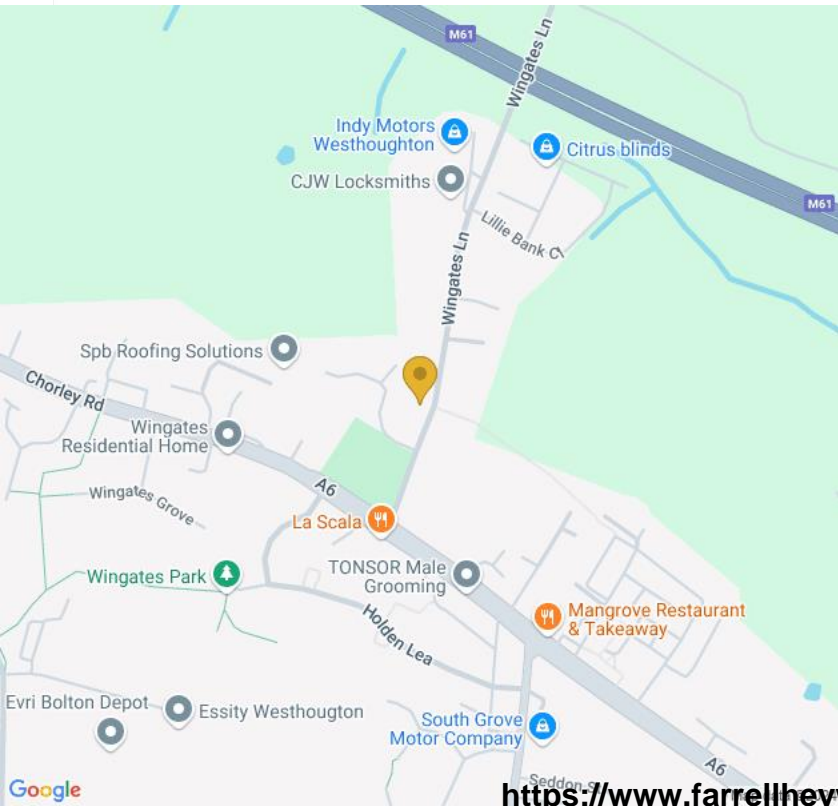
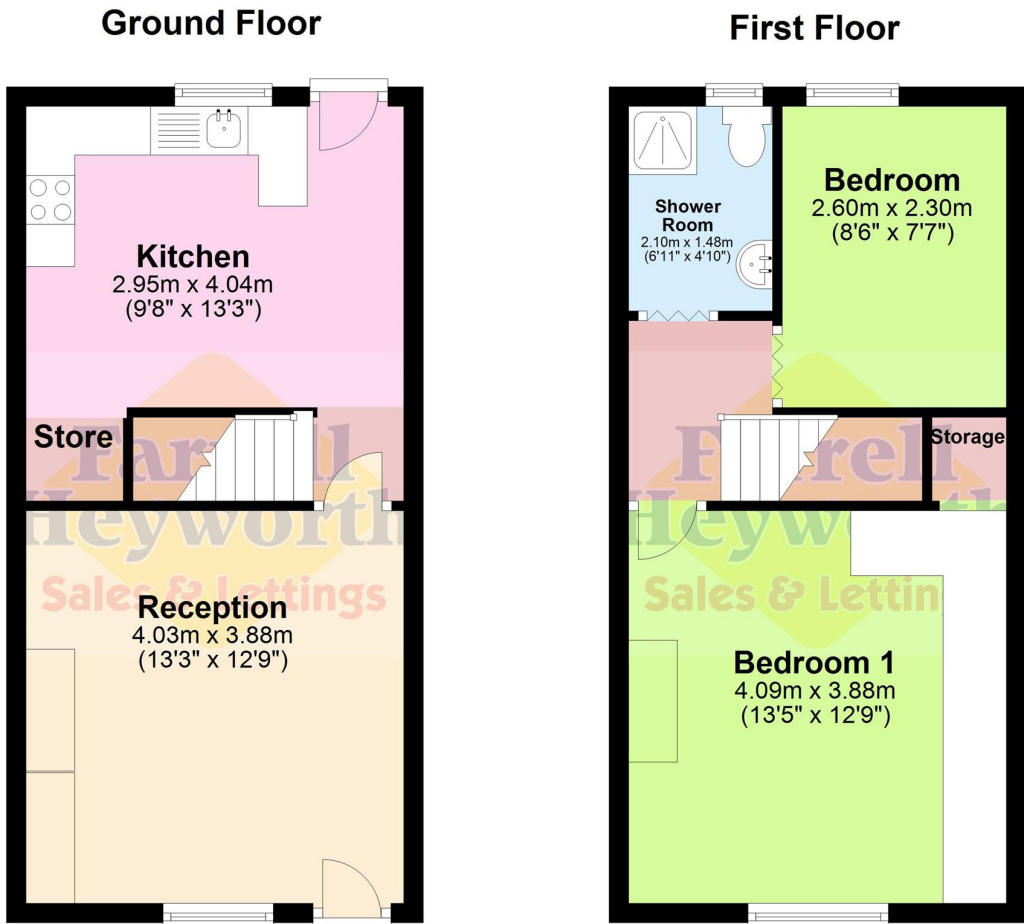


£130,000

Church Lane,
Westhoughton, Bolton BL5



**Farrell
Heyworth**
Sales & Lettings

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13/15 Cleveland Street
Chorley PR7 1BH

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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom Mid Terrace with Views to the Rear. NO CHAIN**
- **Sought After Location with Fantastic Commuter Links**
- **Reception, Fitted Kitchen, Shower Room, Rear Garden**
- **Could Be Ideal For First Time Buyer or Investor.**

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



Mid-terrace property located on a sought after road in Westhoughton just off the A6. Close to Westhoughton town centre, the Middlebrook Retail Park with equally good access to commuter links with the M61, Westhoughton train station and Horwich Parkway train stations being within easy reach.

The gas central heated accommodation comprises a reception room with built-in cupboard and dining kitchen. To the first floor is a spacious double bedroom to the front with fitted wardrobes and access to over stairs storage. Bedroom two with open countryside view and a shower room.

Externally, the property is garden fronted and to the rear there is a courtyard garden leading to a rear access road, there is a countryside aspect to the rear.

The windows and doors were all replaced in November 2023.

Tenure: Freehold
Council Tax: Band A

