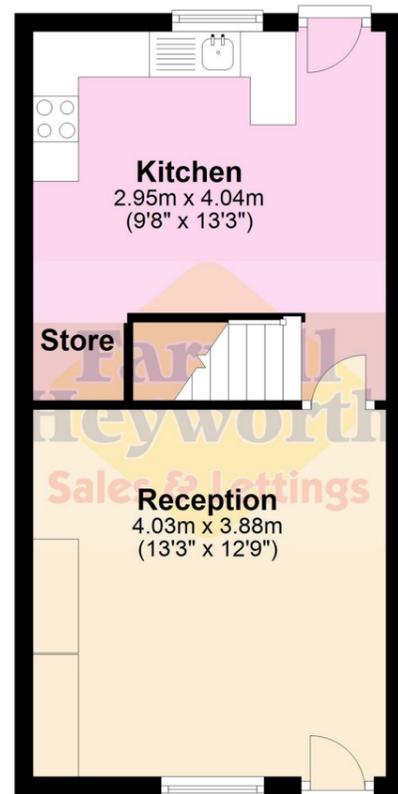


**£130,000**

Church Lane,  
Westhoughton, Bolton BL5

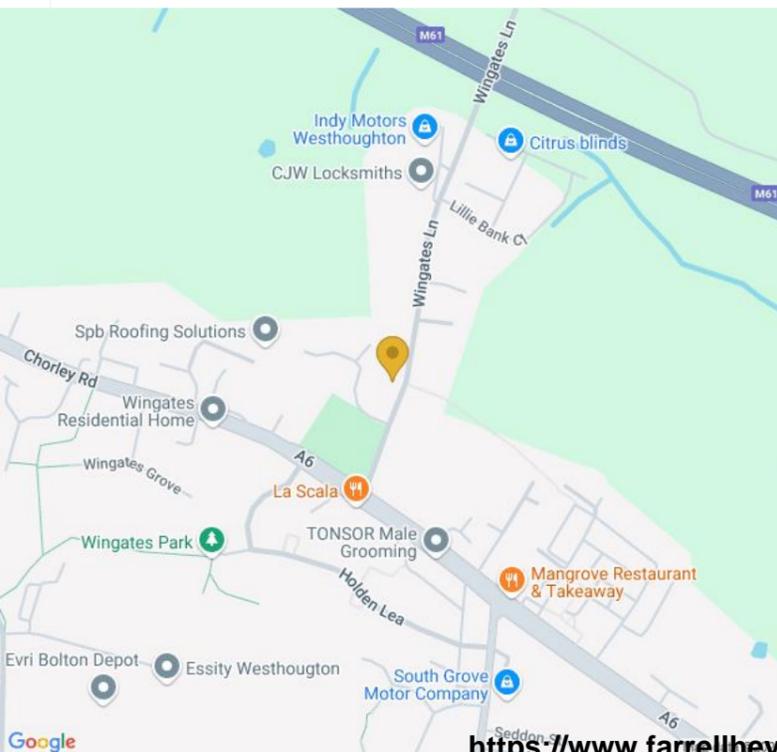
**Ground Floor**



**First Floor**



- **\*\*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.**



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

**Tel: 01942 303000**

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



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

