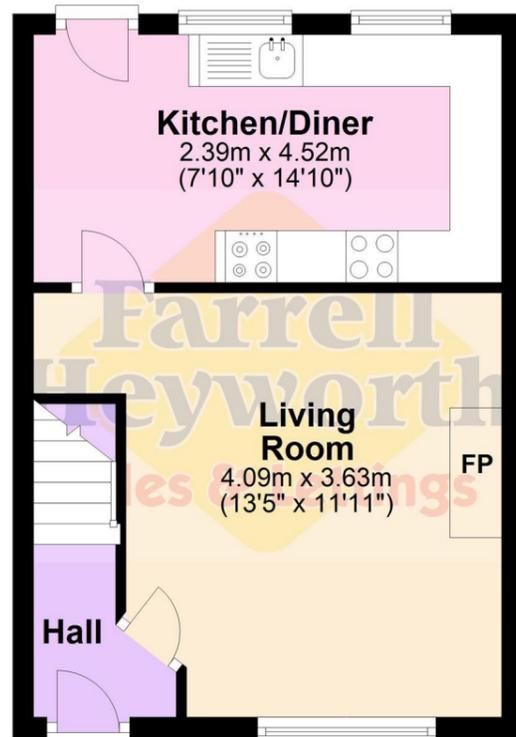


£155,000

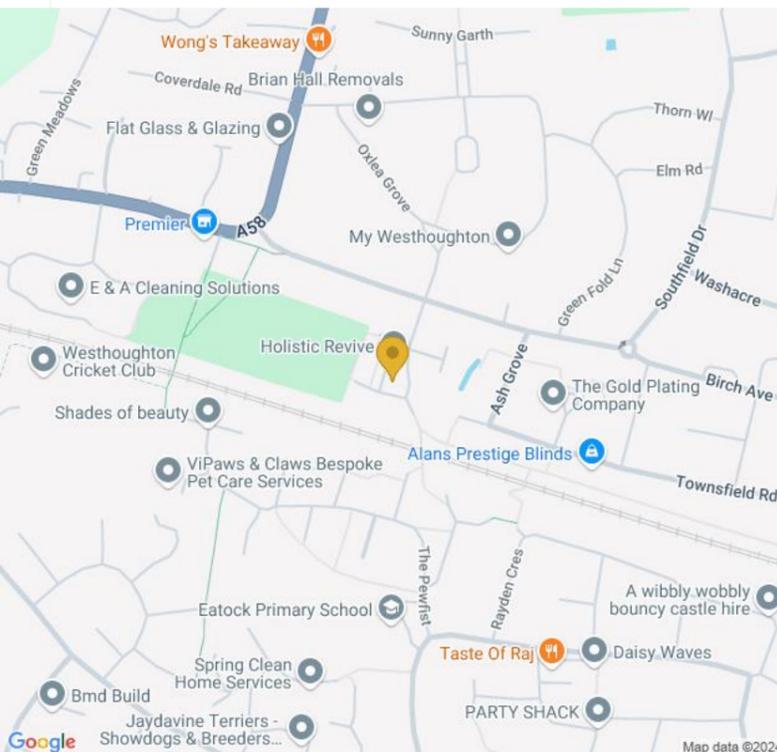
Lower Southfield,
Westhoughton, Bolton BL5



Ground Floor



First Floor



Chorley
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01257 275231
Email: chorley@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/chorley>



- **Three Bedroom Mews Style Home with Scenic Aspect**
- **Situated in the Popular Westhoughton with a Garage**
- **Lounge, Kitchen and Bathroom**
- **Low Maintenance Rear Garden & Decking Area**
- **Call Now to Avoid Disappointment**

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



Take a look at this three bedroom mews style home located down a quiet residential road which is private and surrounded by fields and scenic greenery, located in the suburban Westhoughton.

The ground floor comprises entrance hallway, light and airy lounge area with laminate flooring, accent wall and feature fireplace. Off the lounge there is a kitchen diner consisting of modern fitted wall base units, splash back tiles, integrated oven/grill, stainless steel extractor, halogen hob and plenty of storage for pots, pans and cooking essentials.

To the first floor are three bedrooms with fitted carpets and neutral tones and a tiled bathroom suite comprising of white three piece suite, mixer tap shower and fitted screen.

Externally there is a lovely low maintenance rear garden with patio area, decking area and handy storage shed.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 01 January 1977
Current Ground Rent: £8.50 per annum

Council Tax: Band A



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MAB 6451

