

Anderby Place, Church Street, Westhoughton Bolton









Anderby Place, Church Street

Westhoughton, Bolton

Fantastic top floor 2-bed apartment with a tenant in situ, perfect for buy-to-let investors. Includes allocated parking and open space. Located near good schools, train station, motorway, and town centre. Electric heaters and double glazing. Viewings highly recommended. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Great for Buy To Let Investors
- Allocated Parking Space
- Top Floor Apartment
- Two Bedrooms
- Within Walking Distance to Westhoughton train station
- Close to All Major Motorway Networks







Lounge/Diner

Fantastic OPEN plan lounge/dining area. Patio doors leading onto an outlook of Church Street. Fresh decor, laminate flooring and electric storage heater. Double glazed window to the rear aspect.

Kitchen

Excellent kitchen space with a wide range of wall and base units, integrated appliances include electric oven, hob and overhead extractor hood. There is plumbing for a washing machine and space for a non integrated fridge/freezer. Lino flooring and double glazed window to the rear.

Master bedroom

A superb MASTER bedroom with double glazed window to the front, oak laminate flooring, white decor and electric storage heater.

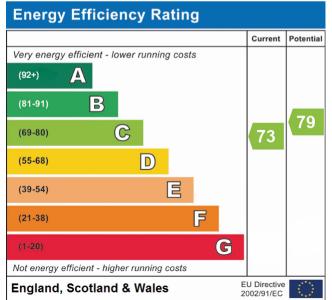
Bedroom 2

Another good sized bedroom that can be used as an office or study room. Laminate flooring with neutral decor, double glazed window to the front.

Bathroom

A three piece family bathroom with low level WC, pedestal wash basin and bath with electric shower over, tiled flooring and heated towel rail.









Price & Co Properties

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