



**Anderby Place, Church Street, Westhoughton**  
Bolton

Offers in Region of **£115,000**





## 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.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	







## Price & Co Properties

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