



LEASEHOLD



Maisonette (EPC Rating: C)

10 NETHERWOOD WAY WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3ZG Offers Over

£185,000

FEATURES

- TWO Bedrooms
- Loft Boarded
- Front Garden
- Unique style maisonette
- Garage
- Spacious Property throughout
- Lounge / Dining Room
- Sought after neighbourhood



2 Bedroom Maisonette located in Bolton

Nestled in the charming area of Westhoughton, Bolton, this delightful maisonette presents an excellent opportunity for both investors and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The maisonette features a modern bathroom, designed for convenience and comfort. Its layout is both practical and appealing, making it suitable for a variety of lifestyles.

Currently, the property is tenanted, with a reliable tenant in situ, contributing a monthly rental income of £1,150. This arrangement offers an attractive yield of 7%, making it a good investment for those looking to expand their property portfolio. Please note that pictures may not represent the current condition of the property.

Westhoughton is known for its friendly community and convenient amenities, including shops, schools, and transport links, ensuring that residents have everything they need within easy reach. This maisonette not only provides a comfortable living space but also represents a promising investment opportunity in a desirable location.

- TWO Bedrooms
- Garage
- Loft Boarded
- Spacious Property throughout
- Front Garden
- Lounge / Dining Room
- Unique style maisonette
- Sought after neighbourhood
- Close to Westhoughton
- Off-road parking available



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Call us on

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Council Tax Band

B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.