



LEASEHOLD

Maisonette (EPC Rating: C)

# 10 NETHERWOOD WAY WESTHOUGHTON, BOLTON, LANCASHIRE, BL5

Offers Over

## £185,000

### FEATURES

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



  
FREENEY & OLIVER  
ESTATES

# 2 Bedroom Maisonette located in Bolton

Call us on

[info@freeneyandoliverestates.co.uk](mailto:info@freeneyandoliverestates.co.uk)

Nestled in the charming area of Westthoughton, 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.

Westthoughton 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.

**Council Tax Band**

**B**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.



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