



LEASEHOLD

House - Terraced (EPC Rating: C)

# 133 PARK ROAD WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3DB

By Auction

## £112,500

### FEATURES

- TWO BEDROOMS
- TWO Reception Rooms
- Parking to the Rear
- Close to schools and parks
- Loft Room
- Downstairs WC
- Terraced house on Park Road
- Lovely garden for relaxation



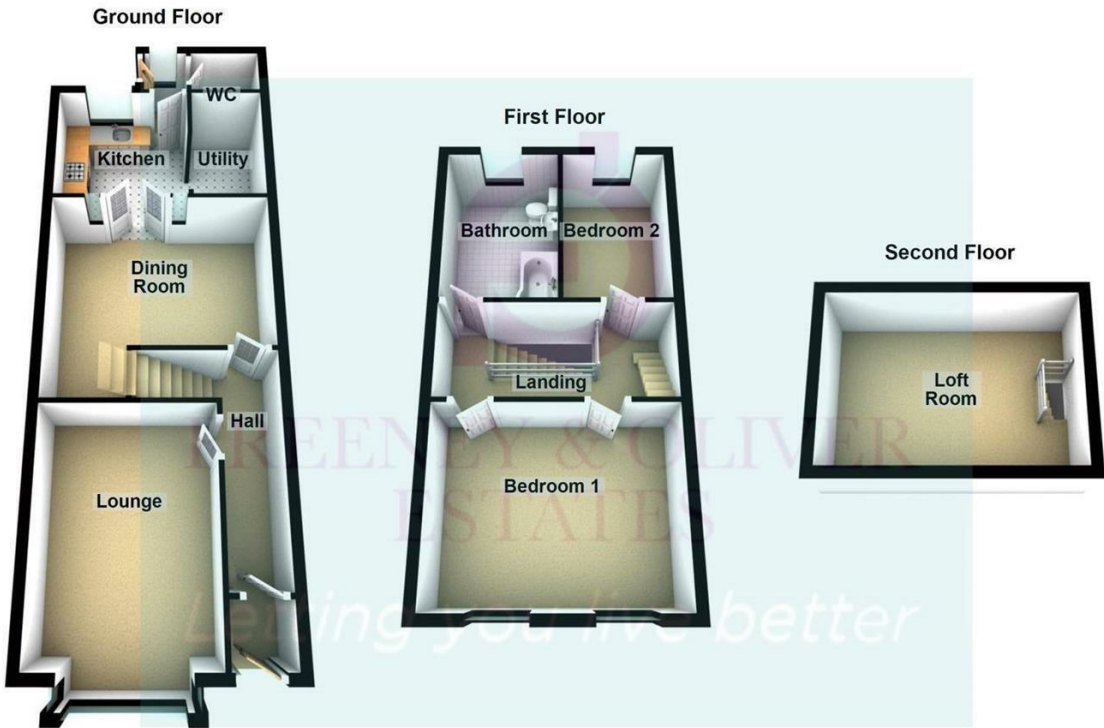
  
FREENEY & OLIVER  
ESTATES

# 2 Bedroom House - Terraced located in Bolton

FREENEY & OLIVER ESTATES are delighted to offer FOR SALE this delightful TWO terraced house an excellent opportunity for first-time buyers. This TWO Bedroom Mid Garden Fronted property, with a LOFT ROOM. The property is Situated in a popular location close to the town centre, M61 Motorway and all local amenities. The property comprises of Entrance Hall, Spacious Lounge, Second Reception Room, Modern fitted Kitchen, Downstairs WC. To the First floor there are TWO Bedrooms and a family bathroom. To the second floor is a LOFT ROOM / storage area.

Externally there is a small garden to the front and an enclosed yard to the rear. Drive to the rear of the property.

GROUND FLOOR:-  
 Lounge 4.35x3.19  
 Dining Room 3.19x4.36  
 Kitchen 2.56x2.72  
 Utility 2.41x1.30



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.

133 Park Road, Westhoughton

Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band  
**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.