

FREEHOLD



House - Semi-Detached (EPC Rating: B)

15 WATERGATE CLOSE WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3JJ

Offers In Excess Of

£310,000

FEATURES

- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- FREEHOLD
- DRIVEWAY
- ELECTRIC CAR CHAGING PORT
- Set over three floors
- Flawless family home
- Includes a utility room




FREENEY & OLIVER
ESTATES

3 Bedroom House - Semi-Detached located in Bolton

Lounge

13'1" x 13'2"

Kitchen / Dining Area

10'11" x 13'2"

Utility Room

3'1" x 6'3"

Downstairs WC

3'1" x 6'3"

Bedroom One

19'2" x 13'2"

Ensuite

8'7" x 6'10"

Bedroom Two

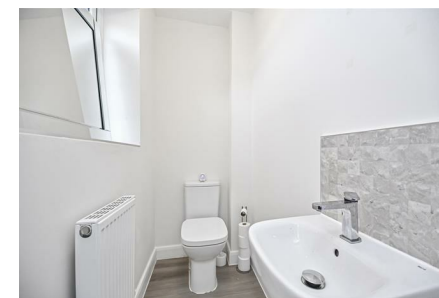
8'8" x 13'2"

Bedroom Three

9'10" x 6'3"

Bathroom

6'5" x 6'4"



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Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band

C



15 Waterdale Close, Westhoughton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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.