

FREEHOLD



House - End Terrace (EPC Rating: D)

336 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3QQ

Offers Over

£190,000

FEATURES

- Spacious three-bed house
- End terrace property
- Needs refurbishment work
- Close to local amenities
- Three reception rooms
- Located on Church Street
- Lots of potential
- Viewing recommended




FREENEY & OLIVER
ESTATES

3 Bedroom House - End Terrace located in Bolton

Freenev and Oliver Estates are delighted to offer For Sale on Church Street in Westhoughton, Bolton, this end terrace house which presents a wonderful opportunity for those seeking a spacious family home. Boasting three generous reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it an ideal choice for families or those looking to share.

While the property does require refurbishment work, it is brimming with potential for those with a vision to transform it into their dream residence or it also has potential for part of it being used as a business as it previously was a hair salon and a workshop with a separate entrance.

The location is a significant advantage, offering a blend of community spirit and accessibility to local amenities. Westhoughton is known for its friendly atmosphere and provides a range of shops, schools, and parks, making it a desirable area for families and individuals alike.

This property is not just a house/business; it is a canvas waiting for your personal touch. With its spacious layout and prime location, it promises to be a delightful home for years to come. If you are looking for a project that can be tailored to your tastes, this end terrace house on Church Street could be the perfect fit for you.

Room Measurements:

Front Room 2.87x3.78

Front Room 3.71x4.87

Storage 1.81x2.12

WC 0.73x1.5

Lounge 3.86x3.96

Dining Room 3.39x2.51

Kitchen 3.47x4.52 max

Bedroom 1 3.20x4.90

Bedroom 2 3.82x4.03

Bedroom 3 3.23x4.04

Bathroom 1.79x3.74

Important note to purchasers:

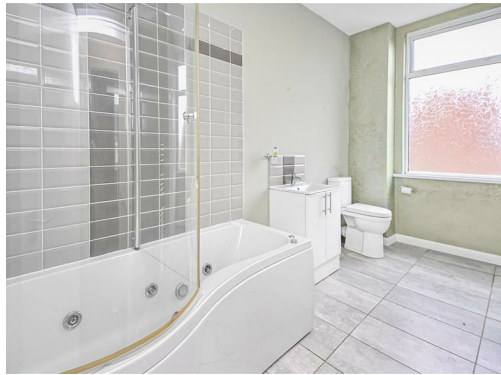
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party called CREDAS. There is a nominal charge of £50 excluding VAT for this (per person).



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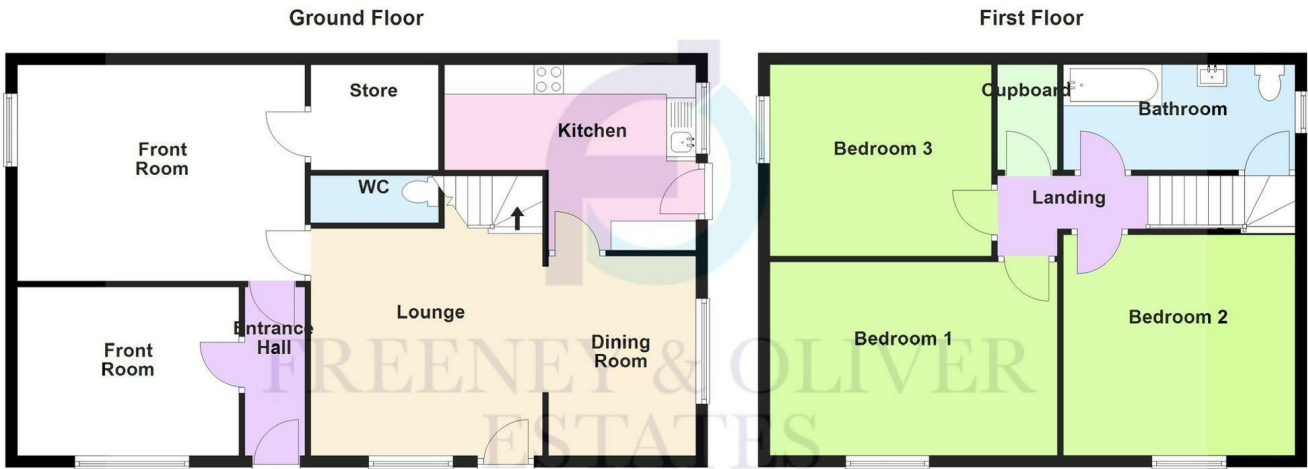
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Call us on

info@freaneyandoliverestates.co.uk

Council Tax Band

B



336 Church Street, Westhoughton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

