

FREEHOLD



House - Semi-Detached (EPC Rating: D)

# 24 DICCONSON LANE WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3NW

Offers In The Region Of

## £725,000

### FEATURES

- ANNEXE WITH OWN KITCHEN AND BATHROOM
- SCENIC FIELD VIEWS
- LARGE DRIVEWAY
- FREEHOLD
- 4 spacious bedrooms
- 3 modern bathrooms
- Expansive garden space
- 3 cosy reception rooms



  
FREENEY & OLIVER  
ESTATES

# 4 Bedroom House - Semi-Detached located in Bolton





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Call us on

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

Council Tax Band

**E**

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.