

LEASEHOLD



House - Terraced (EPC Rating: C)

**376 LEIGH ROAD  
WESTHOUGHTON,  
BOLTON,  
LANCASHIRE, BL5  
2JY**

**£160,000**

### FEATURES

- INVESTMENT OPPORTUNITY
- Two-bedroom terraced home
- Spacious lounge area
- Small front garden
- TENANTS IN SITU
- No onward chain
- Kitchen/dining with patio doors
- Rear yard for outdoor space



  
**FREENEY & OLIVER  
ESTATES**

# 2 Bedroom House - Terraced located in Bolton

Nestled on Leigh Road in the charming town of Westhoughton, Bolton, this delightful terraced house presents an excellent opportunity for both first-time buyers and investors. The property boasts a well-proportioned reception room.

In brief the property comprises of spacious lounge leading to kitchen/dining room with patio doors opening onto the rear yard, To the first floor there are TWO bedrooms and a family bathroom. EXTERNALLY there is a small garden to the front and a yard to the rear

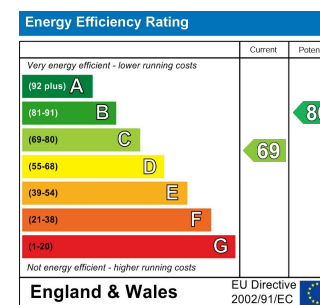
The property is close to Westhoughton Town Centre and is within close walking distance of the Daisy Hill train station.

Call us on

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

**Council Tax Band**

**A**



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.