

FREEHOLD



House - Semi-Detached (EPC Rating: B)

15 WATERGATE CLOSE WESTHOUGHTON, BOLTON, LANCASHIRE, BL5

Offers In Excess Of

£310,000

FEATURES

- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- FREEHOLD
- DRIVEWAY
- ELECTRIC CAR CHAGING PORT




FREENEY & OLIVER
ESTATES

3 Bedroom House - Semi-Detached located in Bolton

FREENEY & OLIVER ESTATES are delighted to offer FOR SALE this beautifully presented and modern THREE bedroom SEMI-DETACHED HOUSE that is set over three levels . This property is in a sought after location, close to transport links and close to local amenities.

In brief the property comprises of; a entrance hallway, to the left is the downstairs WC,a handy Utility room and then onto open plan dining area and kitchen. To the first floor there are two bedrooms and a family bathroom. On the second floor there is the master bedroom with ensuite bathroom and walk in style wardrobe area.

Externally to the rear there is a decent sized garden. To the front is the driveway with a electric car charging station and small garden.

Early viewing is highly recommended for this lovely family home.

Room Measurements:



15 Waterdale Close, Westhoughton

Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band
C

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.