



32 Seddon Street, Westhoughton, BL5 3QG

£110,000

ARC HOMES are delighted to offer FOR SALE this investment / first time buyer opportunity within a popular Westhoughton location. This property is perhaps in need of some cosmetic updating but has been competitively priced to attract early interest and would make an ideal starter home or buy to let property. With no onward chain, early viewing is highly advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits the kitchen dining room which completes the ground floor. To the first floor are two generous bedrooms and bathroom. Outside, this property is positioned on a quiet street with enclosed low maintenance private rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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