



Lower Southfield, Westhoughton, Bolton, BL5 2PN

£170,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES MODERNISATION AND REFURBISHMENT, PRICED ACCORDINGLY! (Please note this property is in probate status, so the sale process will be longer than the average sale. The probate has to be finalised before completion can be carried out). Located in a quiet cul-de-sac on Lower Southfield in the Westhoughton area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge, large kitchen with space for a dining table and chairs to the left hand side, 2 double sized bedrooms, a family bathroom and a long conservatory running down the right hand side of the property. Low maintenance gardens to the front and rear, with a driveway, garage and a garden shed also included. Comes with double glazed windows and doors throughout. Warmed by gas central heating. The EPC is ordered and will be live on the advert soon. FREEHOLD.



ACCOMMODATION

Front Garden

A low maintenance garden to the front of the property.

Lounge 17' 7" x 12' 4" (5.36m x 3.77m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 3" x 14' 2" (3.12m x 4.32m)

A large kitchen with space for a dining table and chairs to the far end. (Out of shot)

Conservatory 29' 2" x 6' 4" (8.9m x 1.93m)

A long double glazed conservatory to the side of the property. Warmed by a gas central heated radiator.

Family Bathroom 7' 9" x 6' 5" (2.35m x 1.95m)

A family bathroom to the side of the property. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Master bedroom 10' 1" x 12' 6" (3.07m x 3.82m)

A double sized Master bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 7" x 10' 3" (2.61m x 3.13m)

A second double sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A low maintenance garden to the rear of the property.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

