



45 Lee Bank , Westhoughton, BL5 3HQ

3 bedroom semi detached, newly fitted carpets to stairs, landing and bedrooms, lounge with laminate flooring, downstairs wc, dining area with open kitchen, main bedroom with built in wardrobes and en-suite shower room, medium and single size bedrooms, rear garden, garage and driveway. Sorry no pets! Unfortunately, certain restrictions may apply when being considered for this property.

£1,000 Per Calendar Month

45 Lee Bank

, Westhoughton, BL5 3HQ



- 3 BED SEMI DETACHED
- GARAGE & DRIVEWAY
- DOWNSTAIRS WC
- NEWLY FITTED CARPETS
- DINING AREA
- EN-SUITE TO MAIN BED



[Directions](#)

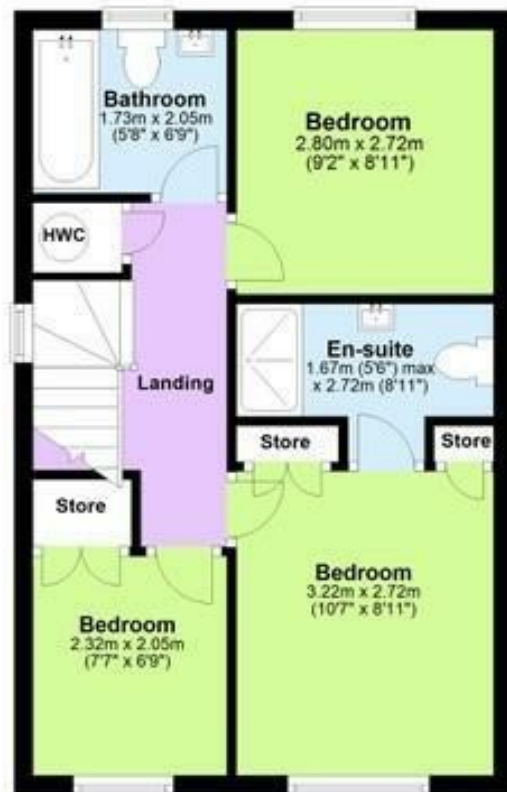


Floor Plan

Ground Floor



First Floor



Total area: approx. 76.8 sq. metres (827.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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	