



## 2 Peel Terrace

Westhoughton, Bolton, BL5 3SS

Two bed terraced property set in this quiet location being within walking distance to Westhoughton town centre and train station. The property is ideally situated for good schools, shops and all transport links. The accommodation briefly comprises:- lounge, dining kitchen, utility room, two bedrooms and a bathroom. Outside there is a small garden to the front with on road parking available. Enclosed rear yard with an outside toilet. Over looking Brookfield hall to the rear. OFFERED WITH NO UPWARD CHAIN.....IDEAL INVESTMENT OPPORTUNITY

Open To Offers £105,950

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- TWO BEDROOM MID TERRACED PROPERTY
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- OVERLOOKING BROOKFIELD HALL TO REAR
- VERY POPULAR AREA
- IDEAL INVESTMENT OPPRTUNITY

### ENTRANCE VESTIBULE

### LOUNGE

14'11" x 13'8" (4.56m x 4.19m)

### DINING KITCHEN

10'0" x 13'8" (3.06 x 4.18)

### UTILITY ROOM

5'1" x 7'9" (1.55 x 2.37m)

### STAIRS LANDING

### BEDROOM ONE

11'11" x 13'8" (3.65 x 4.18)

### BEDROOM TWO

9'10" x 7'5" (3.02 x 2.27)

### BATHROOM

7'7" x 5'11" (2.33 x 1.81)

### EXTERIOR

### COUNCIL TAX BAND

### TENURE

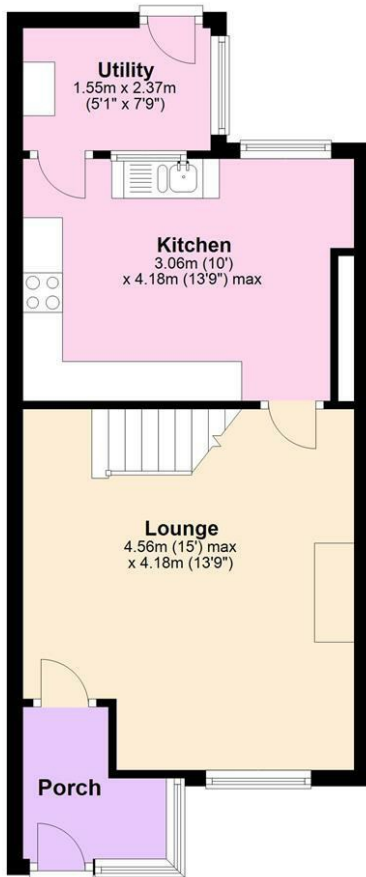


[Directions](#)



# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 70.5 sq. metres (758.6 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	