



## 2 Old Sirs

Westhoughton, Bolton, BL5 2ED

Located in a tucked away position on a no through road, within a small hamlet of properties, this two bedroom mid terrace offers a rural type lifestyle but within easy access of local amenities, shops, countryside and train links to Manchester. The property is available with no chain and vacant possession and viewing is highly recommended to appreciate the size and position on offer.

IN NEED OF A FULL MODERNISATION....FREEHOLD.....NO ONWARD CHAIN....CASH BUYERS ONLY

**Price £105,000**

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- TRADITIONAL TERRACED HOUSE
- BAGS OF POTENTIAL
- EARLY VIEWING HIGHLY ADVISED
- IN NEED OF MODERNISATION
- IDEAL INVESTOR OR BUILDER PURCHASE
- CASH BUYERS ONLY
- SEMI RURAL LOCATION
- OFFERED WITH NO ONWARD CHAIN

LOUNGE

KITCHEN

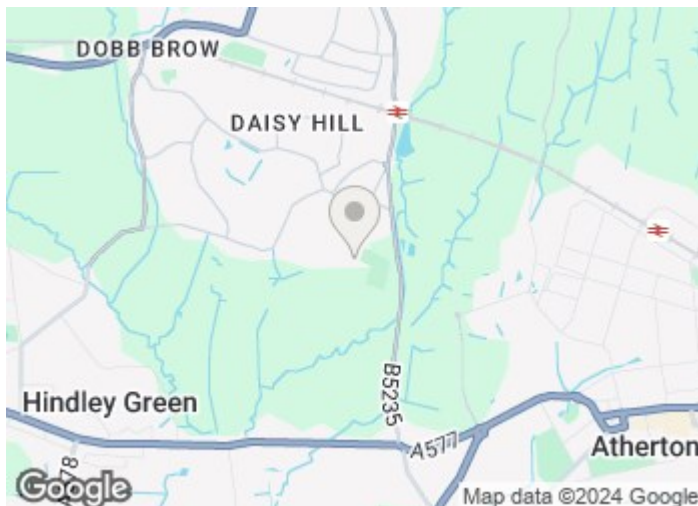
WET ROOM

BEDROOM ONE

BEDROOM TWO

BATHROOM

EXTERIOR REAR



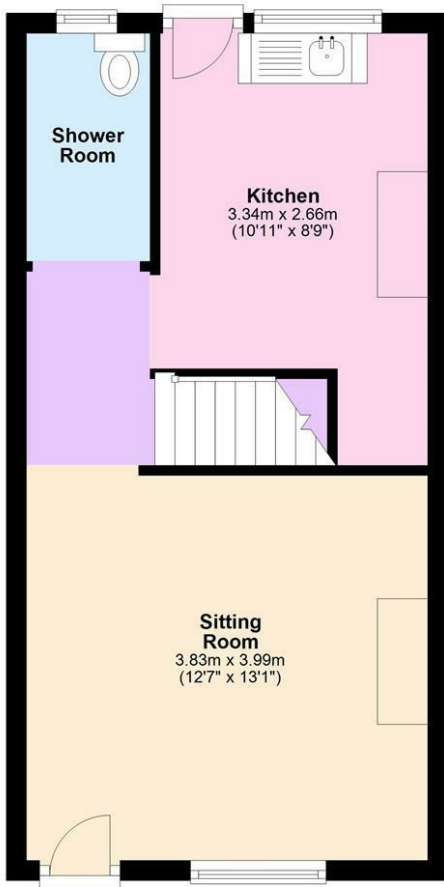
[Directions](#)



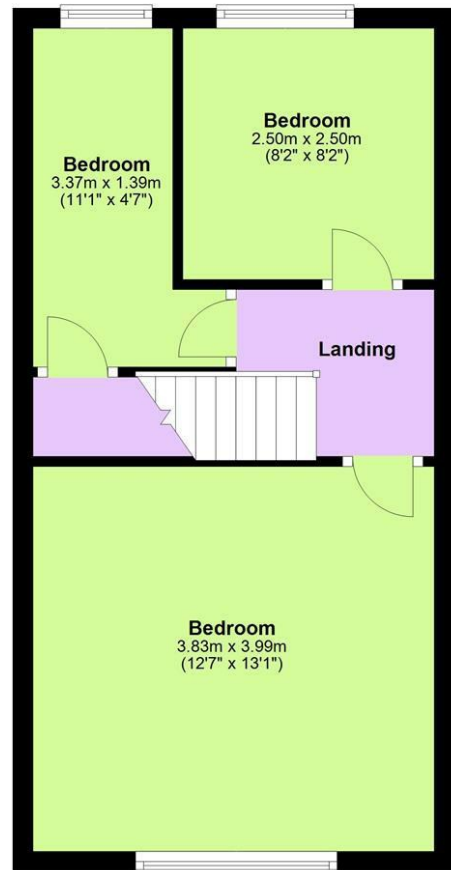


# Floor Plan

**Ground Floor**



**First Floor**



Total area: approx. 65.6 sq. metres (706.2 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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(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	