

85 Church Street
, Westhoughton, BL5 3RZ

CASH BUYERS ONLY. INVESTMENT OPPORTUNITY.....THREE SELF CONTAINED FLATS WITH A RENTAL INCOME OF £1,415 PCM. Two bedroom first floor flat and 2 X one bedroom flats to the ground floor.

Offers Around £175,000

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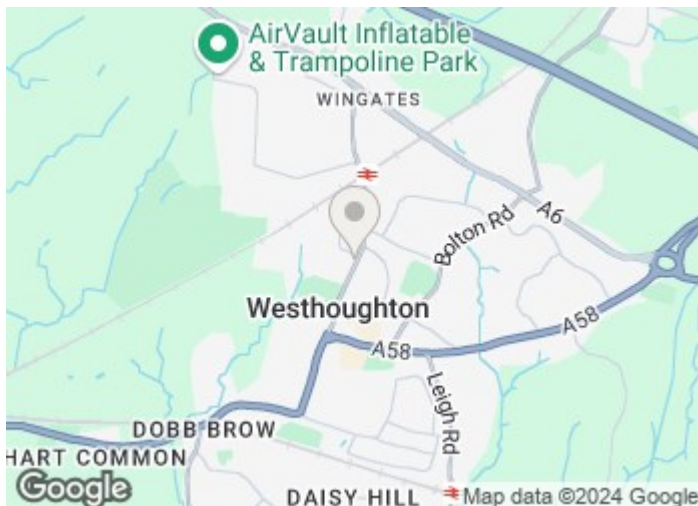


- INVESTMENT ONLY
- 2 x 1 BEDROOM GROUND FLOOR
- 2 BEDROOM FLAT TO FIRST FLOOR
- MONTHLY RENTAL INCOME OF £1,415
- WELL LOCATED FOR LOCAL AMENITIES
- WALKING DISTANCE TO TRAIN STATION
- CASH BUYERS ONLY

FLAT ONE

FLAT TWO

FLAT THREE



[Directions](#)



Approx. 31.6 sq. metres (340.6 sq. feet)



Floor Plan

Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 31.6 sq. metres (340.6 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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	