



32 Wesley Street

Westhoughton, Bolton, BL5 3ST

COPELANDS are delighted to offer to the market this two bedroom extended mid terrace property in need of a total refurbishment ideal for an investor 'CASH BUYERS ONLY'. It comprises spacious living room, dining room and kitchen, two bedrooms, bathroom, garden fronted and a rear yard. Within easy reach of Westhoughton Town Centre which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Walking distance to Westhoughton train station and all network links. OFFERED WITH NO ONWARD CHAIN.....EARLY VIEWING ADVISED

Offers Invited £95,000

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- TWO BEDROOM MID TERRACED PROPERTY
- CASH BUYERS ONLY
- REQUIRING A TOTAL REFURB
- EXTENDED TO REAR
- NO ONWARD CHAIN

LOUNGE

DINING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM



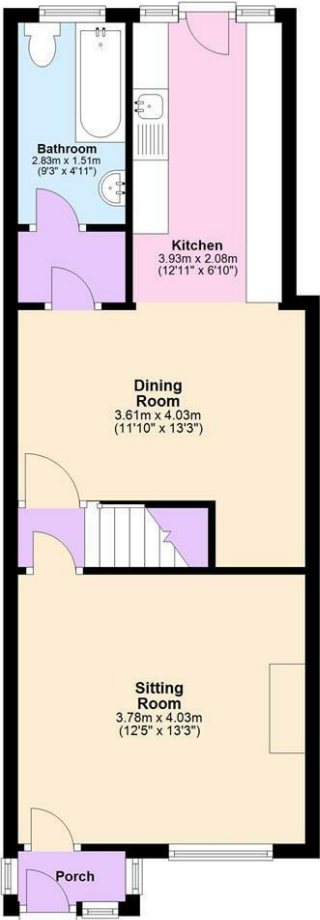
Directions



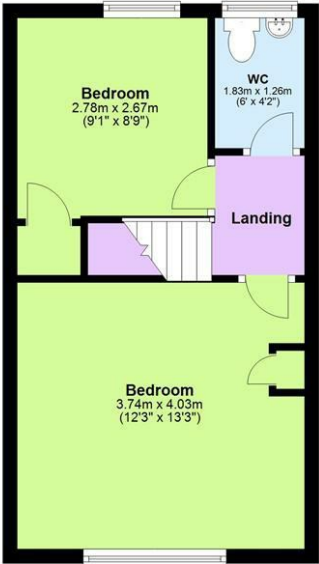


Floor Plan

Ground Floor



First Floor



Total area: approx. 76.3 sq. metres (821.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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