



## 48 Wingates Grove

Westhoughton, Bolton, BL5 3PH

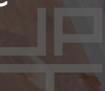
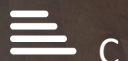
£170,000

JonesPottsTaylor are pleased to present FOR SALE this three bedroom semi detached property, a DEVELOPMENT project and potential INVESTMENT opportunity. Situated in a popular residential location in Westhoughton, within close proximity to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, sitting room with patio doors leading to the rear garden, kitchen and a downstairs W.C.. To the first floor are two double bedrooms and a single bedroom with further fitted shower room. Outside to the front is an ample size driveway, whilst to the rear is a large garden housing a workshop with power and lighting. Viewings for this property are highly recommended to see its generous living space and development growth.

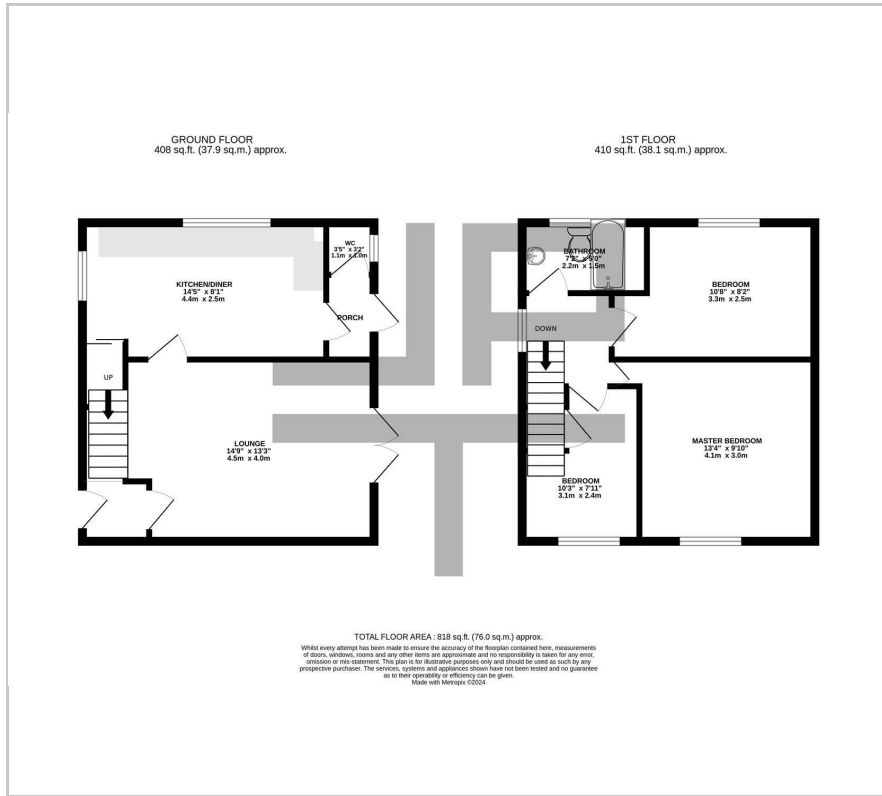
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

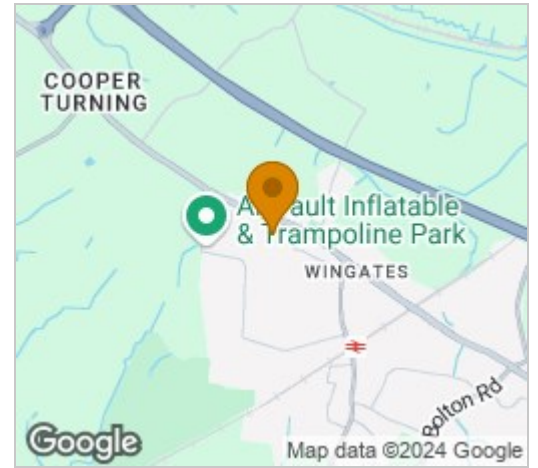
- No Onward Chain
- Central Location To Network Links & Amenities
- Three Bedroom
- Development Project
- Freehold
- Good Size Plot



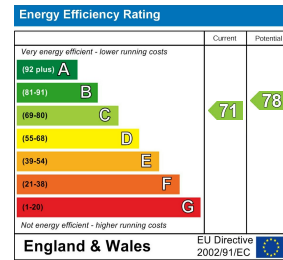
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.