



**SWITCH**  
ESTATE AGENTS



24 Chorley Road, Westhoughton, Bolton, BL5 3PR

**£795 Per month**

- Modern two-bedroom mid-terrace
- Well presented throughout
- Fantastic Chorley Road location
- Excellent motorway access
- Ideal for professionals or families
- Spacious kitchen diner
- Immediate move-in available
- Close to Middlebrook Retail Centre
- Nearby local schools
- Early viewing recommended

# 24 Chorley Road, Bolton BL5 3PR

Nestled in a prime location on Chorley Road in Westhoughton, Bolton, this charming two-bedroom mid-terrace house offers a delightful blend of modern living and convenience. Spanning 936 square feet, the property, built in 1900, has been thoughtfully updated and is presented in excellent condition throughout.

Upon entering, you are welcomed into a spacious reception area that leads to a well-appointed kitchen diner, perfect for both everyday meals and entertaining guests. The layout is designed to cater to the needs of contemporary lifestyles, ensuring comfort and functionality. Upstairs, you will find two generously sized bedrooms, providing ample space for relaxation, alongside a stylish bathroom that meets modern standards.

The location is particularly advantageous, with the Middlebrook Retail Centre just a stone's throw away, offering a variety of shopping and dining options. Additionally, the property is well-served by local schools, making it an ideal choice for families. For those commuting, excellent motorway access ensures that travel to nearby towns and cities is both quick and convenient.

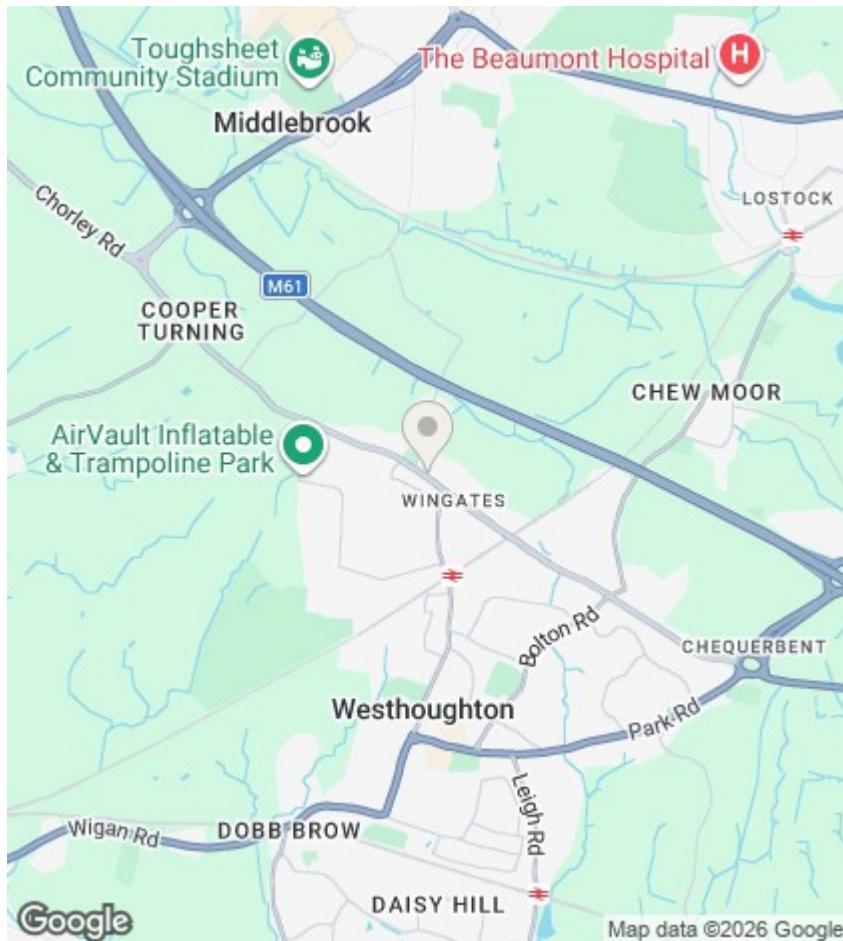
This property is available for immediate move-in at a competitive rental price of £795 per calendar month. Given its appealing features and superb location, early viewing is highly recommended to secure this wonderful home. Whether you are a professional, a couple, or a small family, this property is sure to meet your needs and exceed your expectations.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

## EPC Rating:

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	