



## 3 Trinity Place Church Street

Westhoughton, Bolton, BL5 3YX

Offered with vacant possession a well presented ground floor two bedroom apartment. The property is situated in this popular and convenient location close to travel facilities and within walking distance of Westhoughton Town Centre and Westhoughton Train Station. The property briefly comprises of entrance hall, lounge, kitchen, two bedrooms and shower room. Excellent purchase for the first time buyer or investment property.

£119,995

# 3 Trinity Place Church Street

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- Spacious Two Bedroom Ground Floor Apartment
- Double Glazed Windows
- Designated Secure Parking
- Management Fee £86.00 per month
- Vacant Possession
- Good Size Lounge
- Westhoughton Train Station in Walking Distance
- Intercom System & Alarmed
- Bedroom One with Patio Doors
- Ideal for First Time Buyers / Investors

## Entrance Hall

Radiator.

## Lounge

13 x 11'7 (3.96m x 3.53m)

Radiator.

## Kitchen

7'7 x 7'1 (2.31m x 2.16m)

Range of fitted modern wall and base units in white with contrasting worktops incorporating single drainer sink unit. Electric hob, oven, extractor fan, tiled between units, plumbing for washing machine.

## Inner Hall

Radiator, built in cupboard, intercom system.

## Bedroom One

13'1 x 9'1 (3.99m x 2.77m)

Double glazed patio doors leading to patio area, radiator, storage cupboard.

## Bedroom Two

13'3 x 9'6 (4.04m x 2.90m)

Radiator.

## Shower Room

Three piece suite in white comprising of shower cubicle, low flush toilet, wash hand basin, radiator, extractor fan.

## Heating

Gas central heating from boiler in the kitchen.

themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.

## PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for



## Directions





# Floor Plan

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	