



56 Captain Lees Road

Westhoughton, Bolton, BL5 3UB

Offered with no onward chain is this neatly presented and well maintained upper floor flat which would suit first time buyers or investors. Located on a sought after development in a small block of only four self contained flats with attractive gardens to front and rear and ample off road parking. Comprising of entrance hall, spacious lounge, modern fitted kitchen, bedroom and shower room. Early viewing is advised.

Asking Price £87,500



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- UPPER FLOOR FLAT
- OFFERED WITH NO ONWARD CHAIN
- ONE BEDROOM WITH EN-SUITE SHOWER
- IDEAL FIRST TIME BUYER OR INVESTOR PURCHASE
- PRIVATE PAVED DRIVEWAY
- EARLY VIEWING ADVISED

ENTRANCE HALL

LOUNGE

11'8" x 9'5" (3.57m x 2.88m)

KITCHEN

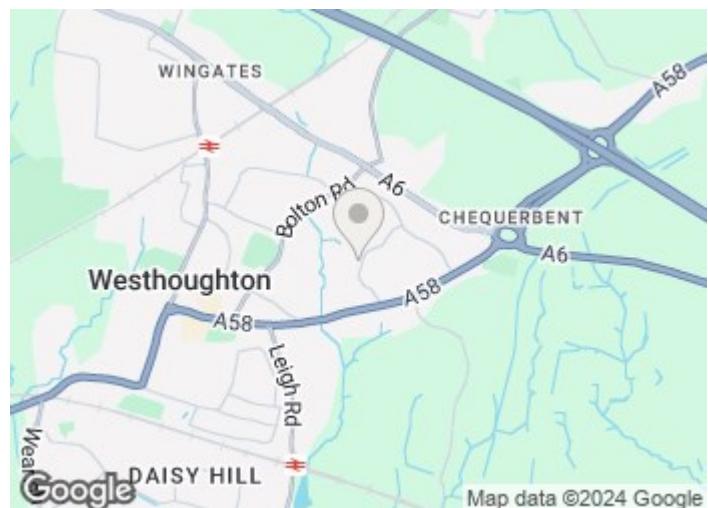
9'4" x 5'10" (2.86m x 1.78m)

BEDROOM

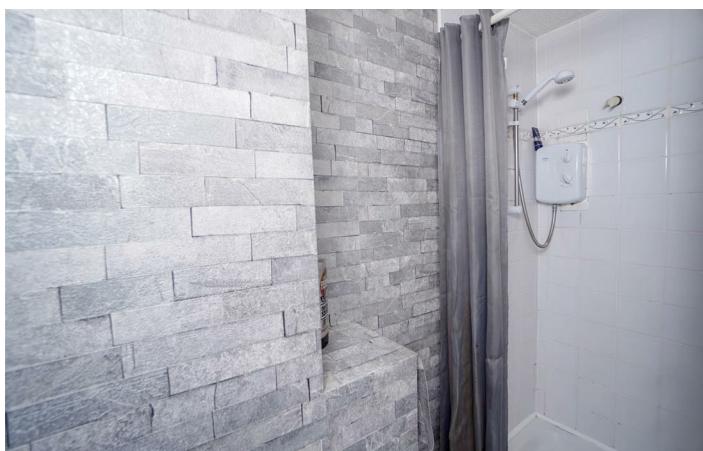
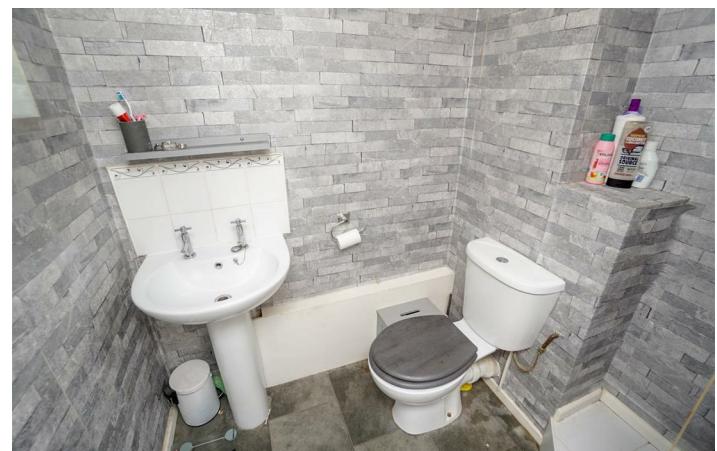
9'5" x 9'3" (2.89m x 2.83m)

SHOWER ROOM

EXTERIOR



Directions



Floor Plan

Ground Floor



Total area: approx. 35.0 sq. metres (377.3 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	