

## 67 Church Street

Westhoughton, Bolton, BL5 3RZ

Shop and residential premises, ground floor shop with a sizable reception and two further offices, kitchen and wc. To the 1st floor is a three bedroom flat with tenants in situ.

Open To Offers £199,950

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- LARGE OFFICE PREMISES
- NEWLY FITTED SOFFITS & FACIAS
- GOOD SIZE CELLAR BELOW THE RECEPTION
- RECEPTION AND TWO OFFICES
- OCCUPYING A CORNER PLOT
- FLAT ACHIEVES £660 PCM
- THREE BEDROOM SELF CONTAINED FLAT ABOVE
- WELL PLACED FOR ALL LOCAL AMENITIES
- SHOP POTENTIAL RENT OF £975 PCM

## RECEPTION

## HALLWAY

## OFFICE TWO

## MAIN OFFICE

## KITCHEN

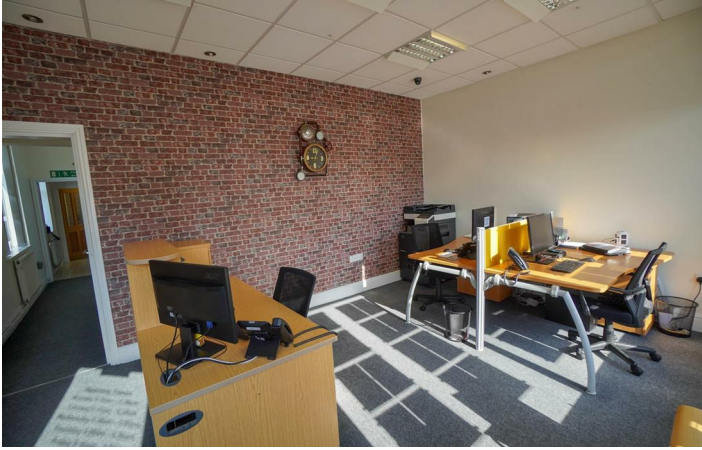
## TOILET

## EXTERIOR



## 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 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) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC