



**Chorley New Road
Horwich
Bolton
Lancashire
BL6 7QA**

Offers In Excess Of £172,000

bettermove

Chorley New Road Bolton

Bettermove are proud to present this 5 bedroom terraced house in Bolton available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout.

The council tax band is A.

This is a leasehold property with 999 years on the lease from 1885; the ground rent is £3 per year.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen diner and utility room on the ground floor. The first floor consists of 4 bedrooms, 1 separate w/c and the family bathroom. The second floor holds a further bedroom with en-suite. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Bolton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A673, M61 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

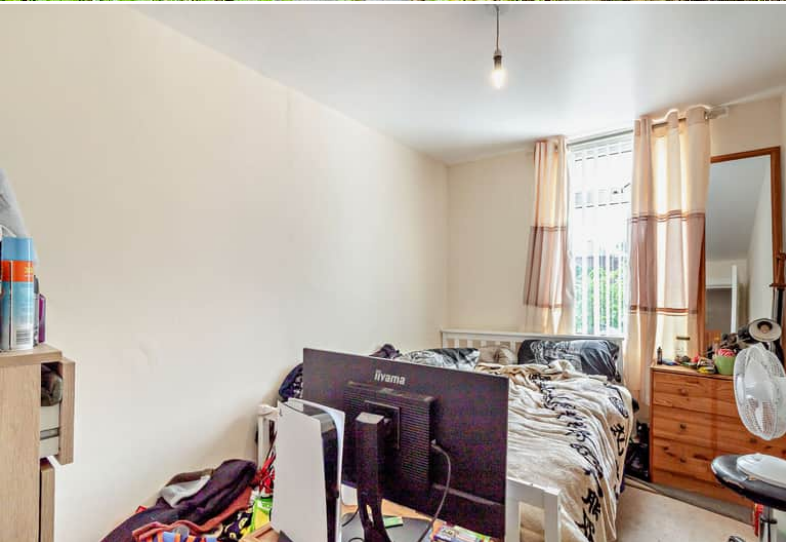


Chorley New Road, Horwich, Bolton
 Approximate Gross Internal Area
 164 Sq M/1765 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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