

**2 BOLTON ROAD, WESTHOUGHTON,
BOLTON, BL5 3DG**

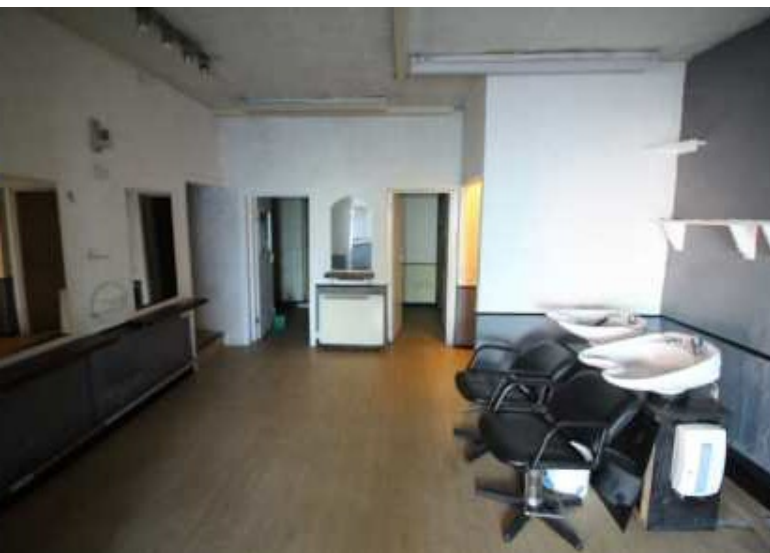
£100,000

- Development Opportunity
- Formally A Hairdressers
- Planning Permission To Be Converted To A 3 Bed Terraced With An En-Suite
- No Chain
- Viewings By Appointment Only
- EPC Rating: D



Borron Shaw

Your local Estate Agent





PREVIOUSLY USED AS A HAIRDRESSERS
PLANNING PERMISSION GRANTED TO CHANGE
USE TO A THREE BEDROOM TERRACED WITH
AN ENSUITE

THERE IS ALSO A BASEMENT (NOT SHOWN ON
PLANS)

Borron Shaw are pleased to offer for sale this
commercial premises that can be converted to a
residential dwelling for sale. This is a great
opportunity for a property developer.

Westhoughton is a sought after location and once
converted we would expect high levels of interest
from first time buyers looking to buy a terraced
house.

Ground Floor

Entrance Hallway

Bedroom One

En-Suite Shower Room

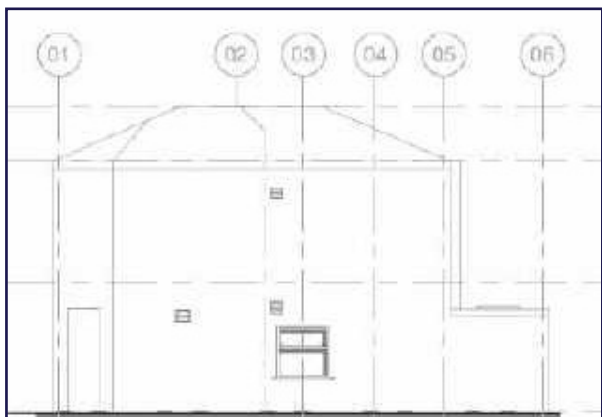
Bedroom Two

Bedroom Three

Bathroom

First Floor

Open Plan Lounge/Diner/Kitchen



MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com

