



NATIONWIDE
ESTATE AGENTS



The Bakers, Church Street, Westhoughton, Bolton, BL5 3SX
£695 pcm

Fabulous apartment with **MEZZANINE BEDROOM** in Westhoughton with great access to amenities and transport links. With **OPEN PLAN** living room and kitchen, second reception area and shower room with **DOUBLE SHOWER**, further benefits include on street **PARKING** and exposed **FEATURE BRICKWORK**. Call **NOW** to view!

- Luxury Modern Apartment
- One Double Bedroom
- Kitchen with Some Appliances
- Lounge / Dining Kitchen
- Walk In Shower Room with Under Floor Heating
- Panel Heaters
- Communal Decking Area
- Laundry Area
- Double Glazing
- Close to Local Amenities and Railway Station

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	60	
(39-54) E		
(21-38) F		
(1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with Nationwide Estate Agents - Adlington Office
	Telephone 01257 475566
Reference	BAKE154
	Council Tax Band: A (Bolton Council)
Additional Information	Deposit: £800
	Holding Deposit: £160

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.