

3 bed end of terrace house to buy in BL5

Church Street, Westhoughton, Bolton, Greater Manchester, BL5 3SX

£100,000 Starting Bid

x 3 x 1 x 1

Tenure

Leasehold

On Street parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.

An exciting opportunity for investors, developers and buyers looking to put their own stamp on a property! Situated along Church Street in Westhoughton, this three-bedroom home offers generous accommodation, a flexible layout and plenty of scope for improvement. Whilst the property requires substantial refurbishment throughout, it presents an opportunity to transform the existing space into a home tailored to modern tastes and requirements.

Stepping inside, the ground floor offers two adjoining reception areas, creating a spacious and versatile arrangement for both living and dining. The open layout allows plenty of flexibility, whether buyers are looking to retain the existing configuration or explore alternative possibilities. A separate kitchen completes the ground floor accommodation, providing a starting point for a complete redesign. The property would benefit from considerable renovation works, including attention to the kitchen ceiling, wall finishes and flooring.

Upstairs, there are three bedrooms, offering flexibility for families, guests or those requiring a dedicated home office. The master bedroom benefits from two windows, allowing natural light to fill the space, while the additional bedrooms provide further options to suit individual needs. A family bathroom, currently fitted with a three-piece suite and overhead shower, completes the first floor. With refurbishment and thoughtful decoration, the accommodation offers the potential to create a comfortable and practical living environment.

Outside, the property benefits from an enclosed rear yard with brick boundary walls and established planting. Although currently in need of clearing and maintenance, this outdoor space offers the opportunity to create a pleasant seating area or a practical, low-maintenance courtyard.

Location is another appealing aspect of this property. Westhoughton town centre is within convenient reach, offering a range of supermarkets, independent shops, cafés, restaurants and everyday amenities. The surrounding area also provides access to local primary and secondary schools, making the location suitable for a variety of buyers. For those commuting, Westhoughton railway station offers connections towards Bolton, Manchester and Wigan, while nearby road links, including access to the motorway network, make travelling further afield convenient.

Offered for sale by auction, this property represents an appealing opportunity for those with the vision to unlock its potential. With three bedrooms, flexible reception space and a convenient location, there is plenty to work with for buyers prepared to undertake the necessary improvements. Whether you're an investor looking for your next project or a purchaser hoping to create a home of your own, 142 Church Street offers an opportunity to start with a blank canvas and make it your own.

Early viewing is recommended to appreciate the layout, potential and extent of the refurbishment required.

EPC Rating: D

Lounge (4.15m x 8.36m)

The property offers two adjoining reception areas, providing a combined living and dining arrangement. Both areas feature wood-effect flooring, with natural light entering through the windows. The main lounge includes a chimney breast with a fireplace recess, while the adjoining space offers additional room for dining or other uses. The accommodation requires refurbishment, with visible deterioration to sections of the walls, particularly at lower levels, alongside areas of damaged flooring and general wear throughout. Despite its current condition, the arrangement provides a practical starting point for buyers looking to renovate and reconfigure the living space to suit their requirements.

Kitchen (1.87m x 2.65m)

The kitchen is fitted with a range of wall and base units, complemented by worktop surfaces, a stainless steel sink and tiled splashbacks. Natural light enters through the window, while a glazed external door provides access outside. The room is in need of significant refurbishment, particularly to the ceiling and surrounding finishes, presenting an opportunity for buyers to redesign the space to suit their own tastes and requirements. With the right improvements, this could become a practical kitchen designed around everyday cooking and household life.

Master Bedroom (2.49m x 4.15m)

The master bedroom is a generously sized room benefiting from two windows, allowing natural light to enter and creating a bright and airy atmosphere. The room offers ample space for a comfortable sleeping arrangement, with carpeted flooring, neutral walls and a radiator beneath one of the windows. Requiring decorative improvements, the bedroom provides a fantastic blank canvas for buyers looking to create a relaxing retreat, with the potential to introduce their own colour scheme and finishing touches.

Bedroom 2 (2.34m x 4.04m)

A well-proportioned second bedroom benefiting from a large window allowing plenty of natural light to fill the space. The room features carpeted flooring, a central ceiling light and a radiator, with a contrasting feature wall adding a splash of colour. Offering flexibility for a variety of uses, this room could serve as a comfortable bedroom, guest room or dedicated home office, depending on the needs of its next owners.

Bedroom 3 (1.58m x 3.02m)

The third bedroom offers a versatile space with a window providing natural light and a neutral colour scheme throughout. The room presents an opportunity for a new owner to personalise the interior, whether creating a child's bedroom, a home office or a practical dressing room. With some decorative improvements, this space could become a welcoming and functional addition to the home.

Bathroom (2.06m x 2.82m)

The bathroom is fitted with a three-piece suite comprising a panelled bath with an overhead shower, a wash hand basin and a WC. White wall tiling surrounds the bathing area, complemented by dark floor tiles, while a frosted window allows natural light into the room whilst maintaining privacy. The space offers a practical layout, with scope for modernisation to create a fresh and contemporary bathroom.

Yard

To the rear of the property is an enclosed yard with brick boundary walls, a paved surface and a variety of established plants and shrubs. The space is currently overgrown and requires clearing and general maintenance. With improvements, the yard could provide a practical outdoor seating area or a low-maintenance space for everyday use.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 848

Price: Starting Bid £100,000

Property Type: End of terrace house

Parking: On Street

Year built: 1850

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

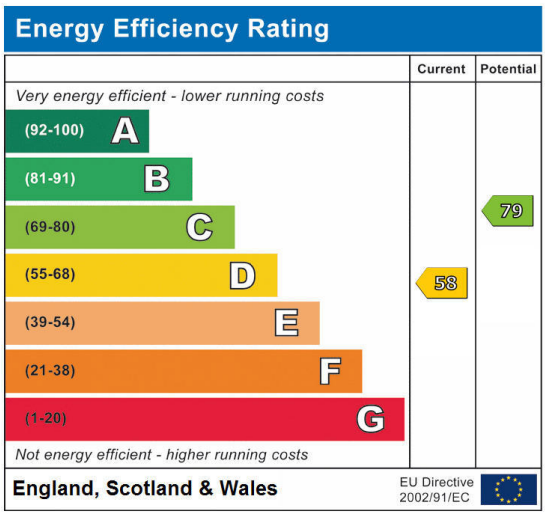
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Church Street, Westhoughton, Bolton, Greater Manchester, BL5 3SX

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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