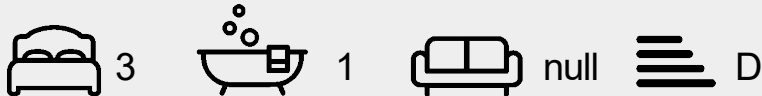




## 43 Lower Landedmans, Bolton, BL5 2QL

£1,200 PCM



CASA SALES AND LETTINGS are pleased to present this well presented THREE BEDROOM DETACHED property to the market, located in the popular Westhoughton area, and just a short walk to Daisy Hill train station. The property features a bright and spacious lounge/dining, a modern fitted kitchen, a three-piece bathroom suite, three bedrooms and has recently undergone a small refurb, benefiting from full redecorating and flooring throughout.

To the front, there is a private driveway with off-road parking and a small grassed area and to the rear is a private enclosed garden with a patio and grassed area, offering plenty of open space and potential. The drive way also includes a detached garage with electric, providing convenient extra storage.

The property also benefits from great commuter links, with Westhoughton train station being only a 5 minute walk away, with easy links to Manchester, Liverpool and Wigan. Conveniently located close by to the M61 motorway, with easy access to Preston and Manchester.

Westhoughton town centre is only a short drive away and offers a range of shops, bars and eateries, and other local amenities, including a range of good schools in the vicinity.

- THREE BEDROOM DETACHED PROPERTY
- LARGE PRIVATE GARDEN GARAGE TO REAR
- NEW FLOORING THROUGHOUT
- M61 TO PRESTON AND MANCHESTER SHORT DRIVE AWAY
- ACCESS TO WESTHOUGHTON TOWN CENTRE AMENITIES
- OFF ROAD PARKING DRIVEWAY AND DETACHED GARAGE
- NEWLY DECORATED THROUGHOUT
- 5 MINUTE WALK TO WESTHOUGHTON TRAIN STATION
- CLOSE BY TO ALL LOCAL AMENITIES, SCHOOLS AND SHOPS
- AVAILABLE WITH IMMEDIATE EFFECT

