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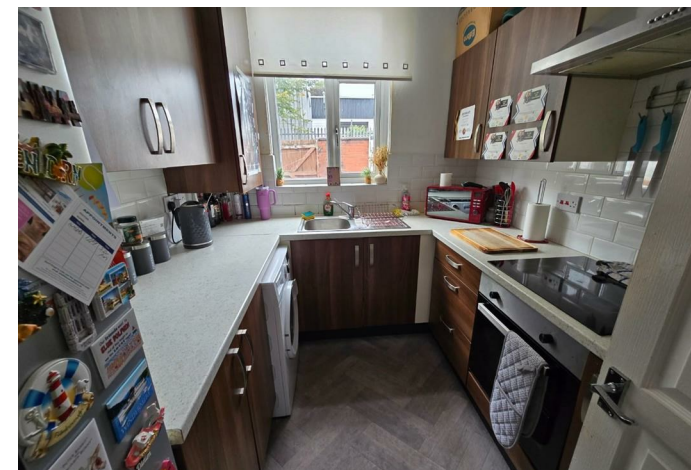
45 BRIDGEMAN STREET
Bolton, BL4 7PR
Auction Guide £100,000

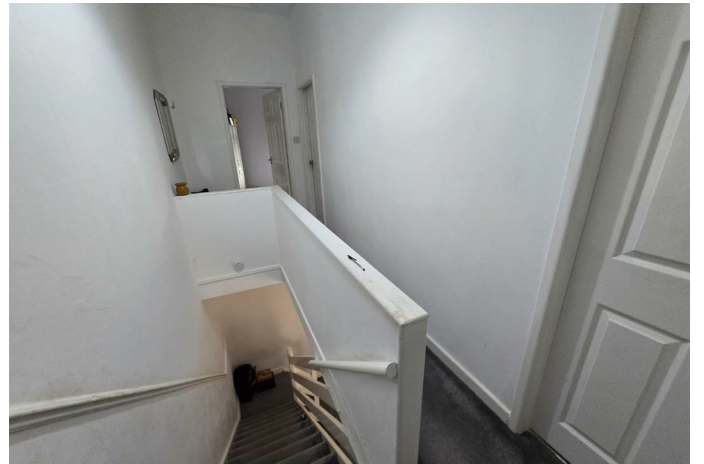
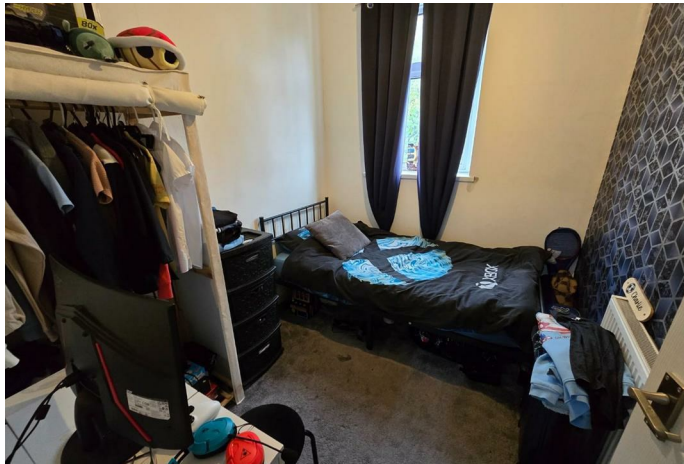
45 BRIDGEMAN STREET

Property at a glance

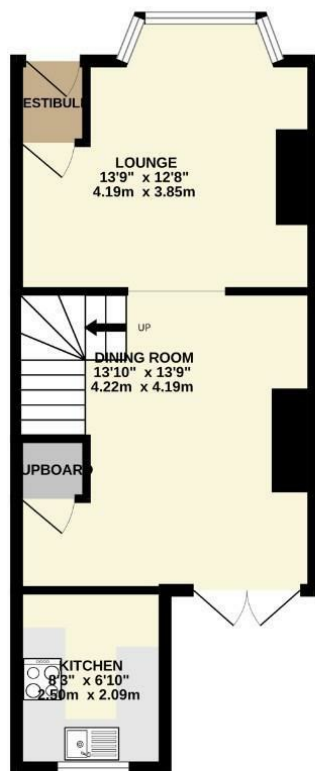
- A THREE BEDROOM TWO RECEPTION ROOM PROPERTY
- TENANT IN PLACE AT £7,620PA (£635PCM)
- LOCATED IN THE FARNWORTH AREA OF BOLTON
- CLOSE TO FARNWORTH TRAIN STATION & M61 MOTORWAY

For sale via Pearson Ferrier Auctions starting Tuesday 28th October, bidding will be on the Pearson Ferrier website and you can register to bid now. A Freehold three bedroom, two reception room terraced property located in the Farnworth area of Bolton. The property comes with a tenant in place at £7,620pa (£635pcm). The property comprises three bedrooms, bathroom, lounge, dining room, kitchen and vestibule. Externally there is a garden to the front and a yard to the rear with double gates. The property is well placed for Farnworth train station and the M61 motorway. This property would be an ideal addition to any buy to let portfolio. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

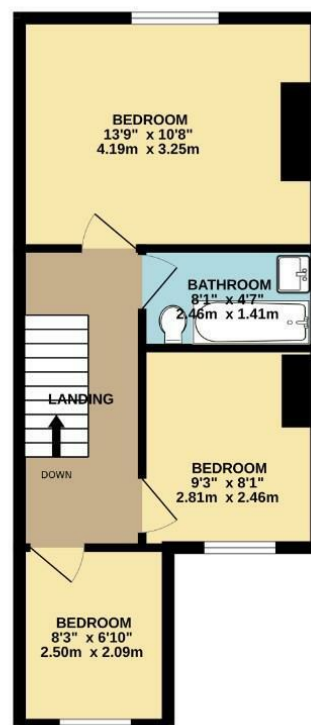




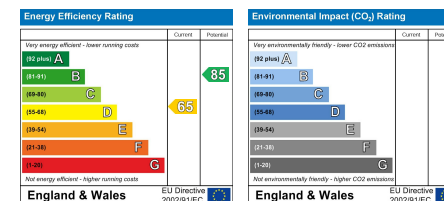
GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 02/2020



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.