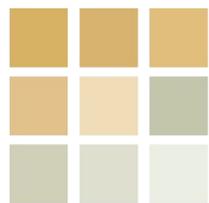




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7 MEREHALL STREET  
Bolton, BL1 2QT  
Auction Guide £230,000

# 7 MEREHALL STREET

## Property at a glance

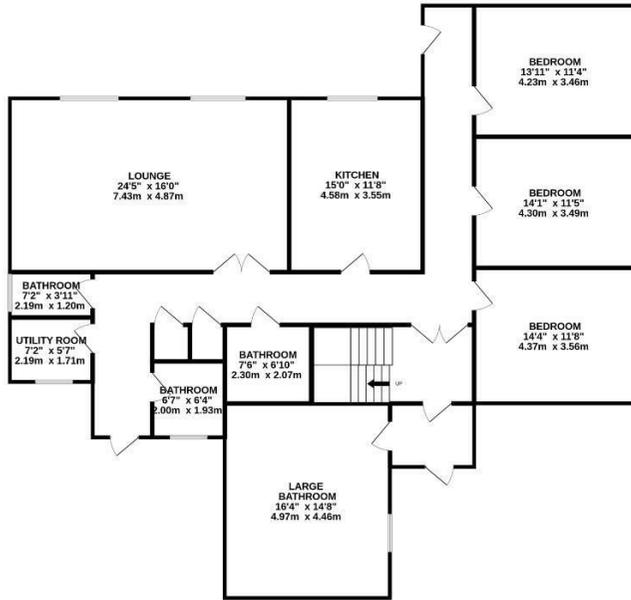
- DETACHED BUILDING APPROX. 3,500 SQ FT (AS PER EPC)
- FORMERLY USED AS A RESPITE HOME
- IDEAL FOR DEVELOPMENT TO SINGLE DWELLING
- MULTIPLE HOMES OR H.M.O SUBJECT TO PLANNING
- IDEAL INVESTMENT OPPORTUNITY
- LOCATED BETWEEN CHORLEY OLD RD & HALLIWELL RD

For sale via Pearson Ferrier Auctions starting Tuesday 24th March, bidding will be on the Pearson Ferrier website and you can register to bid now. A substantial detached building with approx. 3,500 SQ FT of internal space that was previously used as a respite home. Please see floor plan and video for layout details. It presents a great opportunity to the right buyer to convert in to a single home, flats or a H.M.O. subject to the usual consents and planning. Any planning enquiries should be directed to Bolton MBC as Bolton currently is an article 4 area. It is located in the Halliwell area of Bolton between Halliwell Road and Chorley Old Road. To the ground floor the accommodation comprises a hallway, lounge, kitchen, utility room, three bedrooms and four bathrooms. On the first floor there are six further bedrooms, two bathrooms, two W.C.'s and a landing. Externally there are gardens and gates providing off road parking. Viewing is essential to appreciate the size and potential of the property. 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.

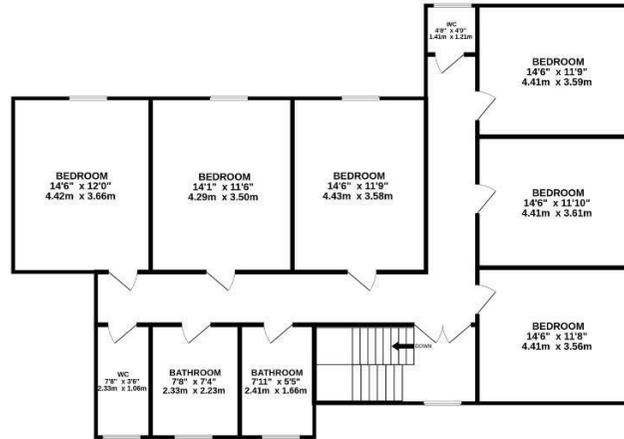




GROUND FLOOR  
1895 sq.ft. (176.0 sq.m.) approx.

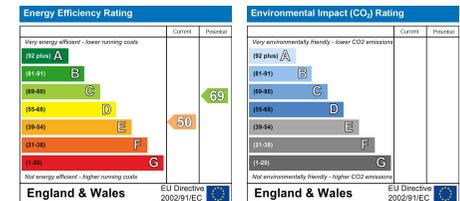


1ST FLOOR  
1565 sq.ft. (145.4 sq.m.) approx.



TOTAL FLOOR AREA : 3460 sq.ft. (321.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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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.