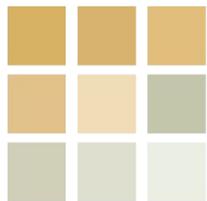




pearson
ferrier®



7 MEREHALL STREET
Bolton, BL1 2QT
Auction Guide £400,000

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

Pearson Ferrier are delighted to bring to market this substantial two-storey extended detached property, formerly used as a respite home, located on the outskirts of Bolton town centre. Built circa 1990s and constructed in traditional brick under a pitched tiled roof, the property offers an impressive footprint and exceptional scope for redevelopment or alternative commercial use.

Internally, the ground floor comprises an inner hallway, three bedrooms, a kitchen, a spacious communal lounge, former WC, laundry/utility room, WC, former wet room, and an additional ground floor bathroom forming part of the extension. The first floor provides six further bedrooms, two WC's, a shower room and a bathroom, offering extensive accommodation throughout.

Externally, the property benefits from low-maintenance gardens to the front, side and rear, along with secure vehicular access via double opening gates to the rear, providing parking for one to two vehicles.

Given its size, layout and convenient location close to Bolton town centre, this property presents an outstanding opportunity for a wide range of buyers, including:

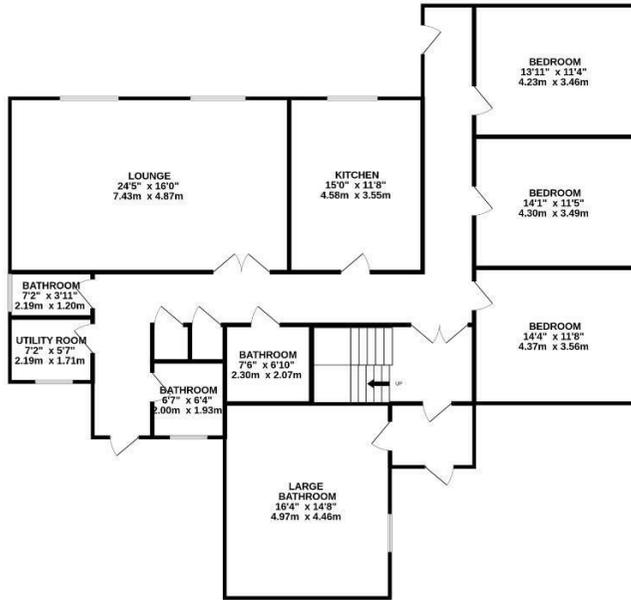
- Care home or respite home operators
- HMO or supported living investors
- Developers seeking to convert the building into self-contained apartments

A rare and versatile offering, Mere Hall View is ideal for those looking for a significant project with strong investment potential. Early viewing is highly recommended.

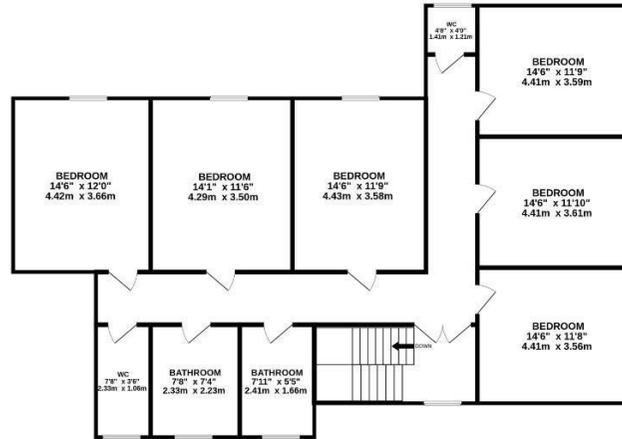




GROUND FLOOR
1895 sq.ft. (176.0 sq.m.) approx.

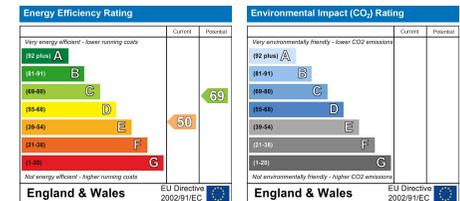


1ST FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



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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Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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