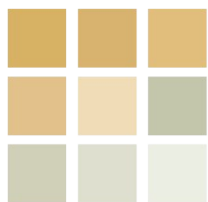




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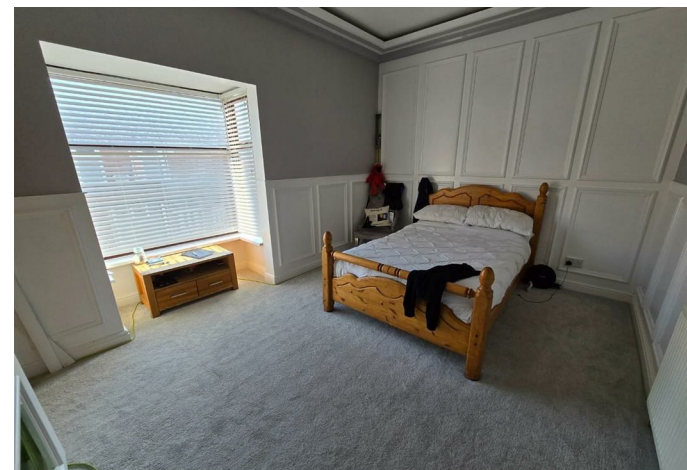
2 MILFORD ROAD
Bolton, BL3 3DH
Auction Guide £80,000

2 MILFORD ROAD

Property at a glance

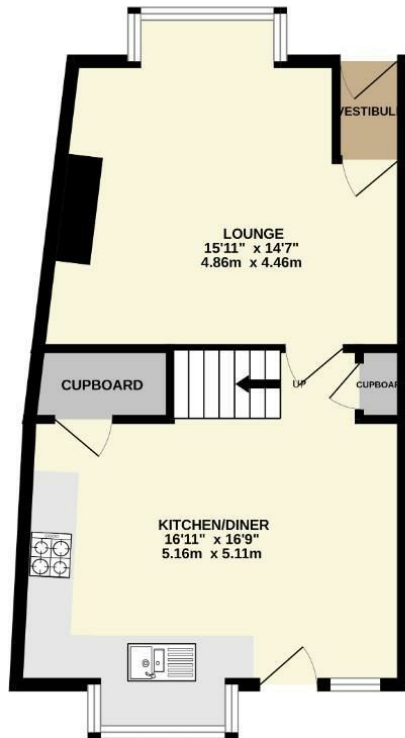
- THREE BEDROOM END TERRACED PROPERTY
- GUIDE PRICE £80,000 - £90,000
- TENANT IN PLACE AT £475PCM
- LOCATED OFF LEVER EDGE LANE
- WELL PLACED FOR BOLTON HOSPITAL
- IN THE GREAT LEVER AREA OF BOLTON

For sale via Pearson Ferrier Auctions starting Tuesday 13th May, bidding will be on the Pearson Ferrier website and you can register to bid now. A three bedroom Freehold end terraced property located in the Great Lever area of Bolton, just off Lever Edge Lane, well located for Bolton Hospital. The property comes with a tenant in place at £475pcm (£5,700pa). It comprises three bedrooms and a family bathroom to the first floor, with the ground floor having a lounge, kitchen/diner and vestibule. Externally there is a garden to the front and a yard to the rear. Guide Price £80,000 - £90,000. 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
452 sq.ft. (42.0 sq.m.) approx.



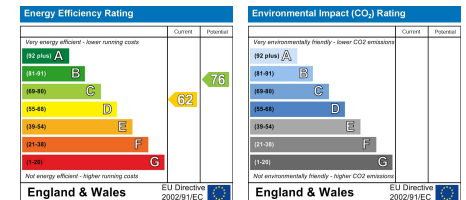
1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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.