



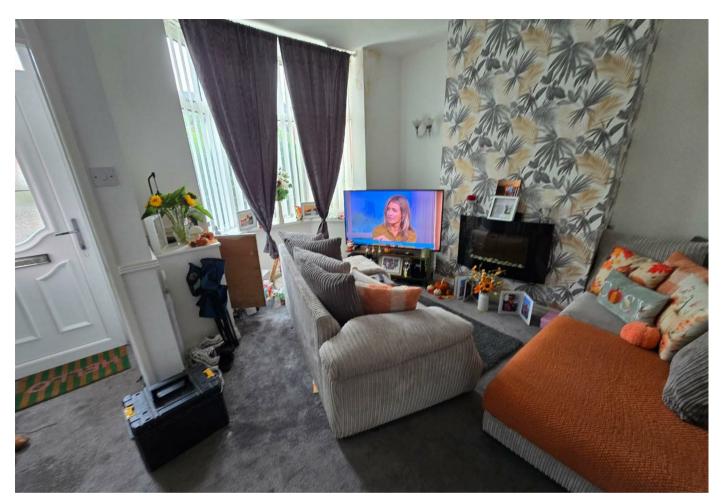
45 BRIDGEMAN STREET Bolton, BL4 7PR Auction Guide £100,000

## **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.



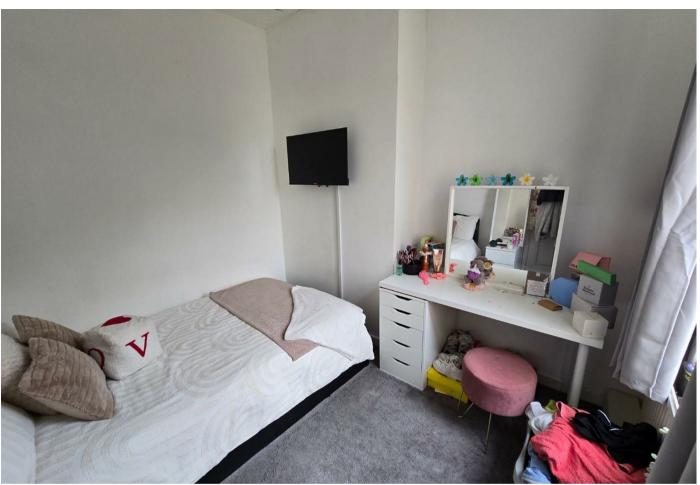










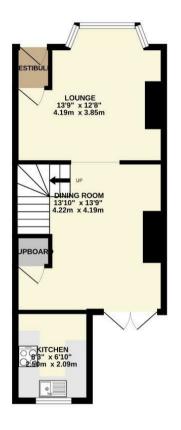


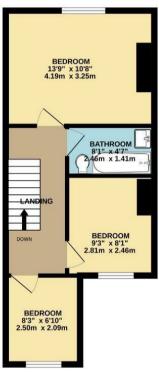




GROUND FLOOR 391 sq.ft. (36.4 sq.m.) approx.

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





TOTAL FLOOR AREA - 774 sn ft (71.9 sn m.) approx

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