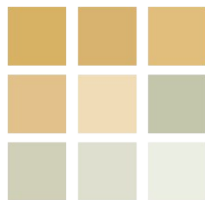




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11 MEREHALL CLOSE  
Bolton, BL1 2RQ  
Offers In The Region Of £135,000



# 11 MEREHALL CLOSE

## Property at a glance

- deceptively spacious end townhouse located in a pedestrianised location
- three generous sized bedrooms
- PVC double glazing & GCH system with a recently installed boiler
- re-roofed approx 6 years ago
- ground floor guest WC
- modern spacious dining kitchen
- modern family bathroom
- gardens to the front and rear
- offered for sale with vacant possession and no upward chain
- ideally suit FTB

Tucked away in a quiet, pedestrianised setting, this deceptively spacious end townhouse presents an excellent opportunity for families, first-time buyers, or investors alike. Boasting well-proportioned accommodation throughout, the property is offered for sale with vacant possession and no upward chain, making for a straightforward purchase.

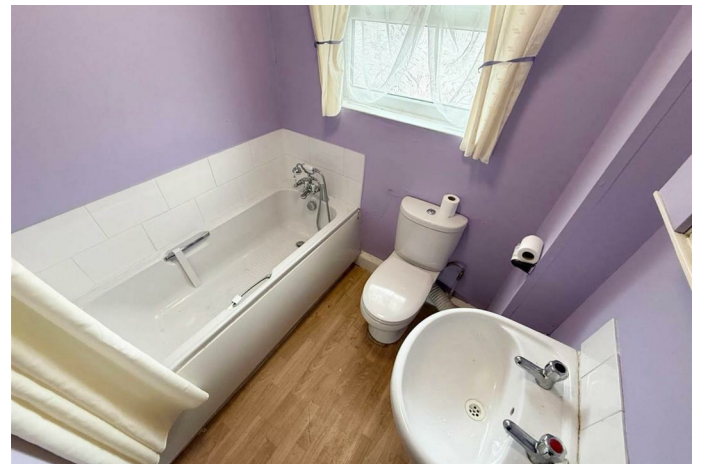
### Key features include:

- Three generous bedrooms
- spacious dining kitchen
- Contemporary family bathroom plus a ground floor guest WC for added convenience
- PVC double glazing and gas central heating, with a recently installed boiler
- Re-roofed approximately 6 years ago, offering peace of mind for years to come
- Well-maintained gardens to both front and rear, perfect for relaxing
- Positioned in a pedestrianised location yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks.

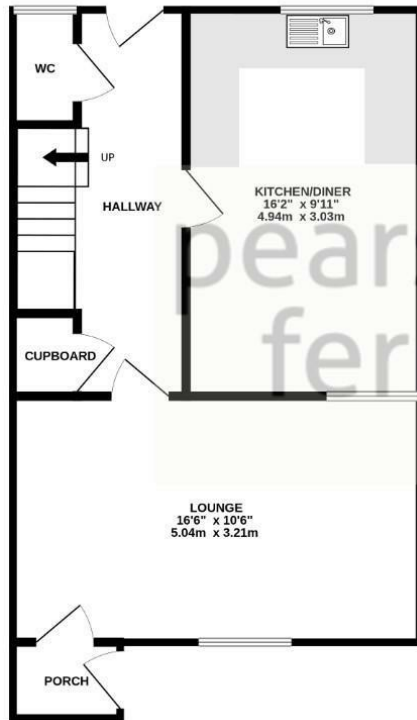
Early viewing is highly recommended to fully appreciate the space and potential this home has to offer.







GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



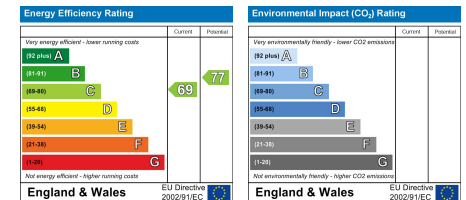
1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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