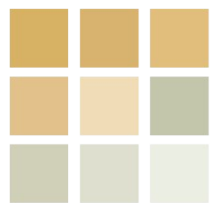




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224 BOLTON ROAD WEST
Bury, BL0 9PE
Auction Guide £100,000

224 BOLTON ROAD WEST

Property at a glance

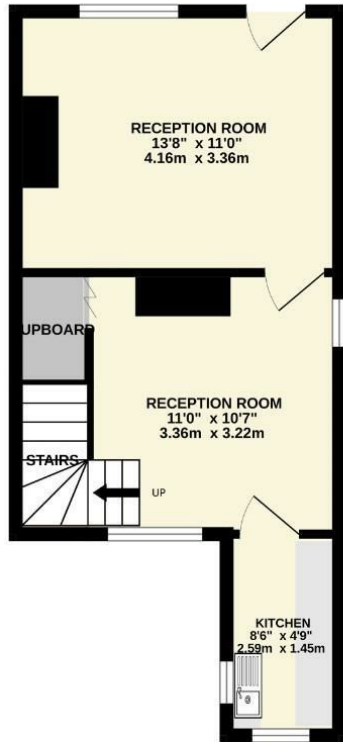
- GUIDE PRICE £100,000 - £125,000
- TWO BEDROOM TERRACED HOME
- VIEWS TO HOLCOMBE HILL TO THE REAR
- TWO RECEPTION ROOMS
- POPULAR RAMSBOTTOM LOCATION

For sale via Pearson Ferrier Auctions starting Tuesday 14th May, bidding will be on the Pearson Ferrier website and you can register to bid now. A Freehold end terraced property with two bedrooms and two reception rooms. The property is located in Ramsbottom with views to the rear of Holcombe Hill and Peel tower. It comprises two bedrooms, bathroom, lounge, dining room, kitchen and cellar for storage. Externally there is a garden to the front and a yard area to the rear with a garage. It is gas central heated and double glazed. Contact Pearson Ferrier to arrange your viewing. Auction guide price £100,000 - £125,000. 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.

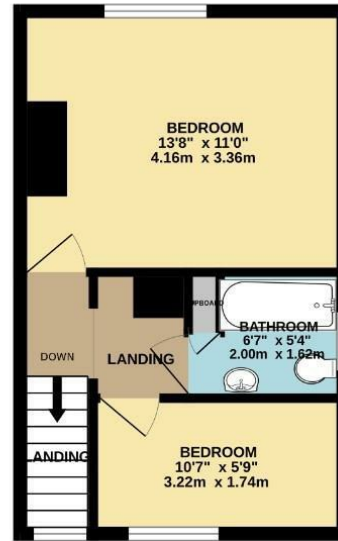




GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

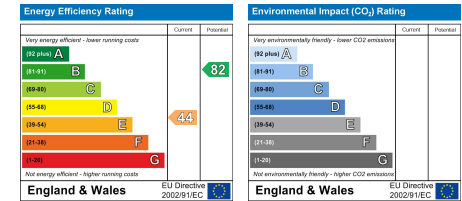


1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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 availability 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.