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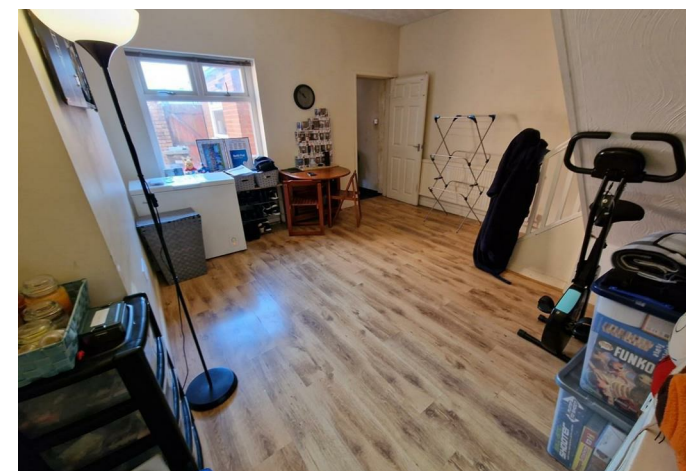
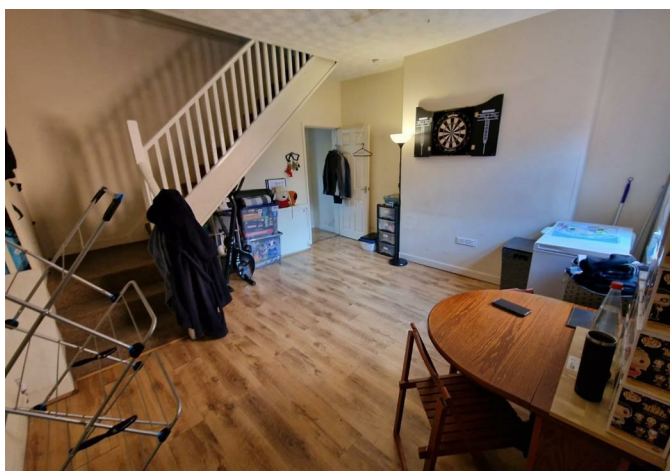
33 VIKING STREET  
Bolton, BL3 2RN  
Auction Guide £60,000

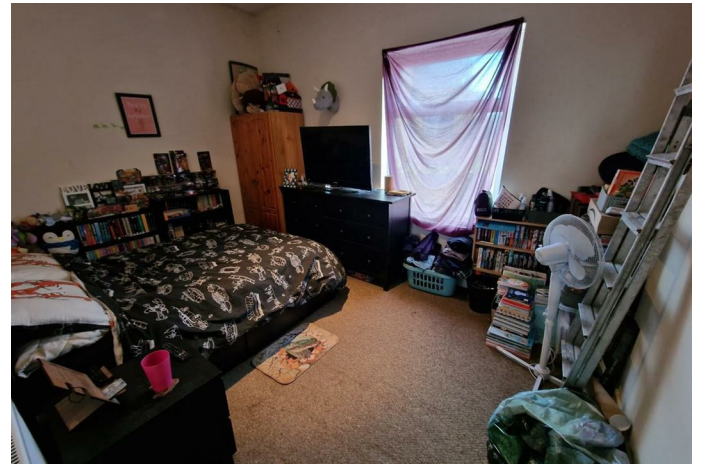
# 33 VIKING STREET

## Property at a glance

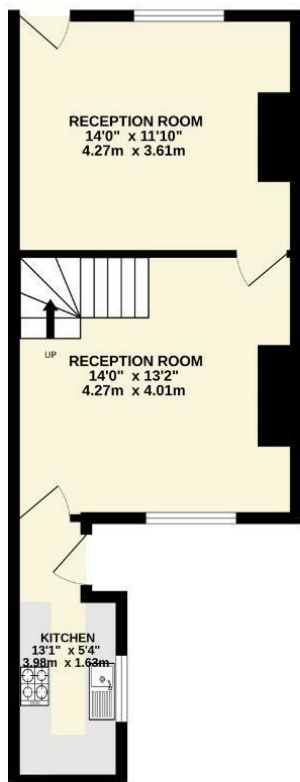
- GUIDE PRICE £60,000 - £80,000
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TENANT IN PLACE AT £6,900 PA
- IDEAL BUY TO LET
- WELL PLACED FOR BOLTON CENTRE

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 three bedroom, two reception room end terraced property. The property is an ideal buy to let property already having a tenant in place at £6,900 PA. The property is located on a quiet side street just off Manchester Road with good access to St Peters Way which leads to the North West motorway network. The property comprises three bedrooms, a family bathroom, lounge, dining room and kitchen. There is a garden area to the front of the property and a yard to the rear. This is an ideal buy to let property offering great access to Royal Bolton Hospital and Bolton Town centre with train links to Manchester. Auction guide price £60,000 - £80,000. 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.

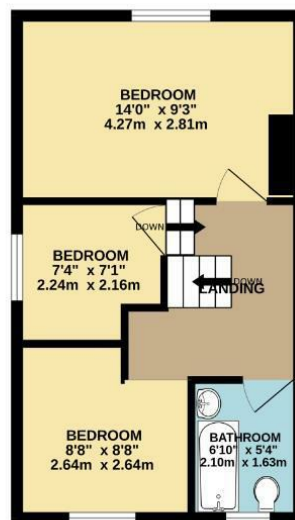




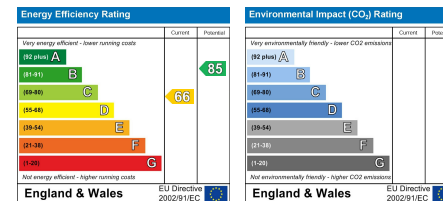
GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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.