



pearson
ferrier®



29 SHIPTON STREET
Bolton, BL1 4QD
Auction Guide £60,000

29 SHIPTON STREET

Property at a glance

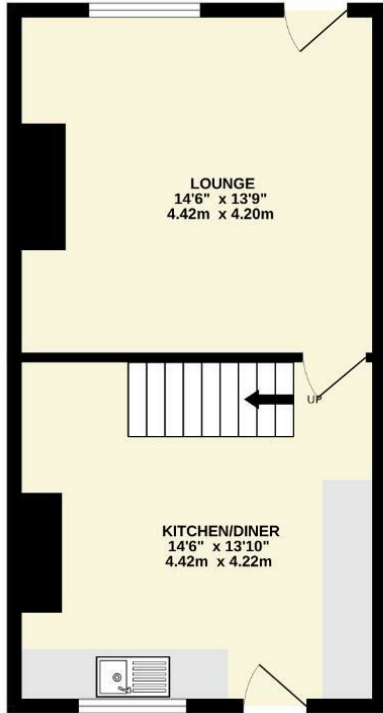
- GUIDE PRICE £60,000 - £80,000
- THREE BEDROOMS
- HEATON AREA OF BOLTON
- LOCATED CLOSE TO CHORLEY OLD ROAD
- TENANT IN PLACE AT £6,360PA
- IDEAL BUY TO LET

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 terraced property located just off Chorley Old Road in the Heaton area of Bolton. The property comes with a tenant in place at £6,360PA. The property comprises three bedrooms, bathroom, lounge and kitchen/diner. Externally there is a garden to the front and a yard area with gates for parking to the rear. 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.

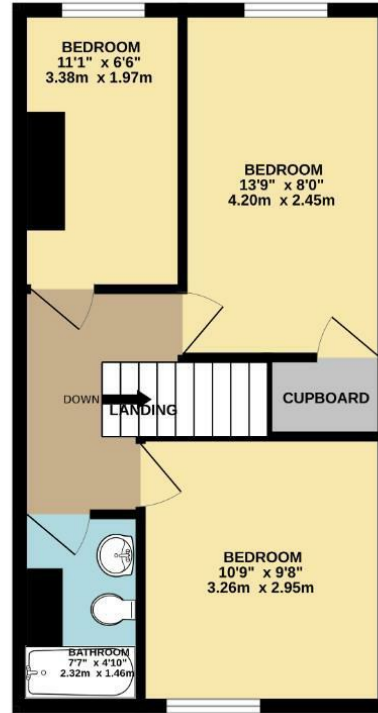




GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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 misstatement. 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.
Made with Metropac 62024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B		85	(B2 plus) A			
(79-88) C	(69-78) D	69		(B1-91) B			
(65-74) E	(55-64) F			(B4-6) C			
(45-54) G	(35-44) G			(B3-5) D			
Not energy efficient - higher running costs				(B5-6) E			
EU Directive 2002/91/EC				(F1-3) F			
England & Wales				(F4) G			
				(F5-7) G			
				Not environmentally friendly - higher CO ₂ emissions			
				EU Directive 2002/91/EC			
				England & Wales			

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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.