



pearson
ferrier®



41 GARSWOOD ROAD
Bolton, BL3 3FG
Auction Guide £50,000

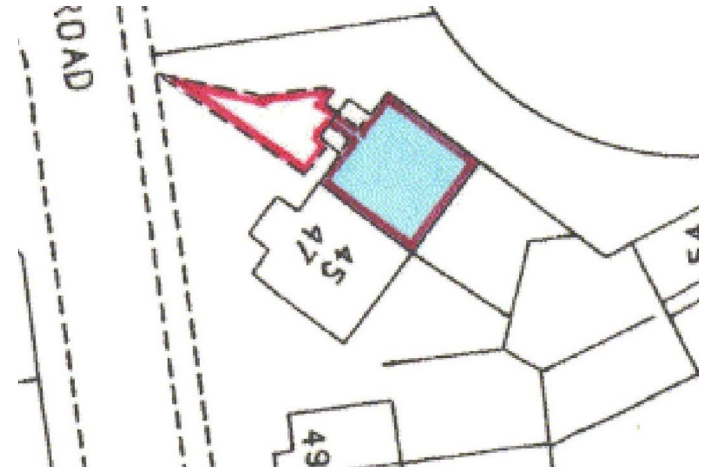
41 GARSWOOD ROAD

Property at a glance

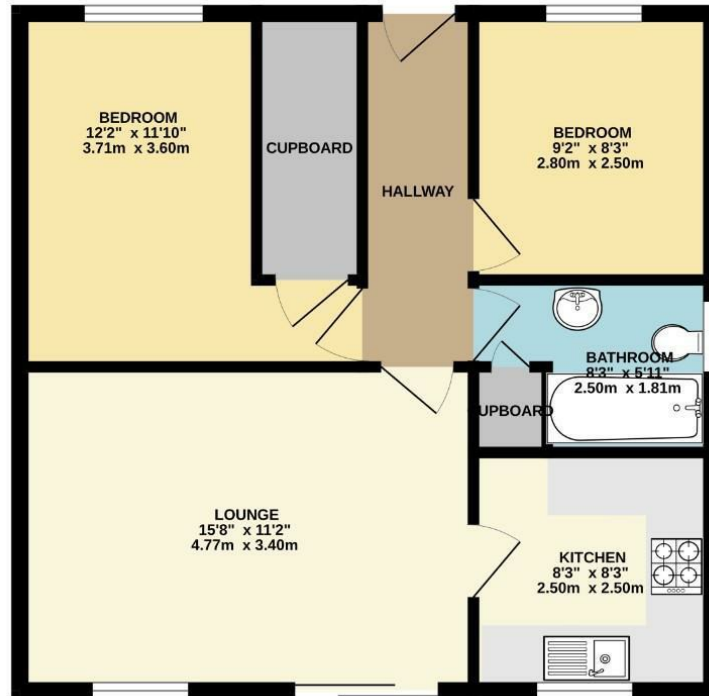
- GROUND FLOOR 2 BEDROOM APARTMENT
- GUIDE PRICE £50,000 - £60,000
- TENANT IN PLACE AT £5,700PA
- DRIVEWAY PARKING
- LOCATED JUST OFF LEVER EDGE LANE
- CLOSE TO BOLTON HOSPITAL

For sale via Pearson Ferrier Auctions starting Tuesday 29th October, bidding will be on the Pearson Ferrier website and you can register to bid now. A ground floor two bedroom apartment offered with tenant in place at £5,700pa (£475pcm). The property is gas central heated and comprises two bedrooms, lounge, kitchen, bathroom and hallway. Externally there is a driveway and garden area. The property is ideal as a buy to let investment with it already having tenants in place who have been in the property since 2017. The property is located just off Lever Edge Lane, close to Bolton Hospital and Great Lever & Farnworth Golf Club. Auction guide price £50,000 - £60,000. 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.

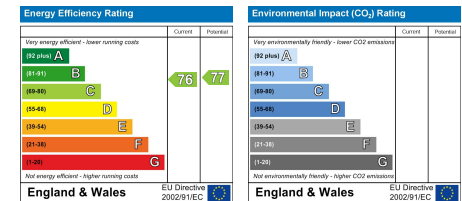




GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
 Made with Metropac v2024



Bury Office
 435/7 Walmsley 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.