



pearson
ferrier®



86 BOLTON ROAD
Wigan, WN4 8PF
£1,250 Per Calendar Month

86 BOLTON ROAD

Property at a glance

- END TERRACED PROPERTY
- AVAILABLE NOW
- THREE DOUBLE BEDROOMS
- EXTENDED KITCHEN
- GOOD ACCESS TO M6 & EAST LANCS (A580)
- OFFICE / UTILITY ROOM
- TWO RECEPTION ROOMS
- APPROX 108 SQ MT (1182 SQ FT)
- DOWNSTAIRS WC

AVAILABLE NOW End terraced property with a good internal floor space (approx. 1182 SQ FT). The property comprises of three double bedrooms and a shower room to the first floor, with the ground floor comprising lounge, dining room, breakfast/kitchen, utility room/office, downstairs W.C. and hallway. Externally there is a garden forecourt to the front and a yard area to the rear. The property is well placed for local amenities being approx. 1/4 mile from Ashton-In-Makerfield centre. There are good public transport links and both the M6 motorway and the East Lancs (A580) are a short drive away. Property must be viewed to appreciate the generous sizing.

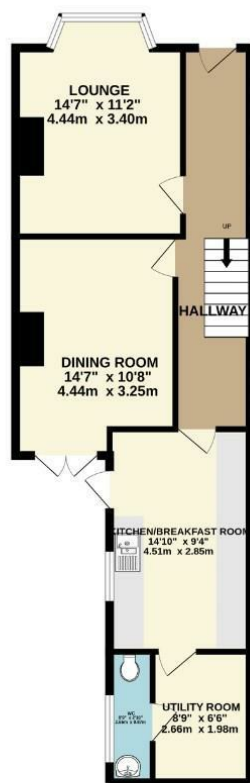
Council Tax Band A and EPC rating E

Please note there is a holding deposit equivalent to one weeks rent to secure the property.





GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

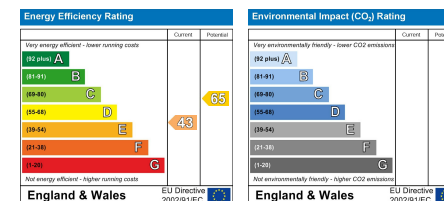


1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Hergo 1/2022



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