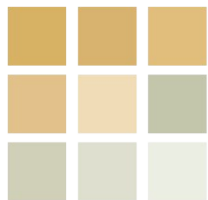




pearson
ferrier®



13 TOP O TH GORSES
Bolton, BL2 1PG
Offers In The Region Of £155,000

13 TOP O TH GORSES

Property at a glance

- garden fronted mid terrace
- two generous sized bedrooms (both fitted)
- PVC double glazing & GCH system
- located in a quiet tucked away location yet conveniently placed for easy access to all local amenities
- spacious lounge
- modern fitted kitchen with integrated appliances
- modern family bathroom inc shower over
- patio garden to the rear
- offered for sale with vacant possession & no onward chain
- ideally suit FTB

No Onward Chain – Ideal for First-Time Buyers!

Pearson Ferrier are pleased to offer for sale this garden-fronted mid-terrace home, tucked away in a quiet yet convenient location within easy reach of local amenities and transport links.

This well-presented property boasts a spacious lounge and a modern fitted kitchen complete with integrated appliances, perfect for everyday living and entertaining. Upstairs, you'll find two generous-sized double bedrooms, both with fitted wardrobes, and a stylish family bathroom featuring a shower over the bath.

Further benefits include PVC double glazing, a gas central heating system, and a low-maintenance patio garden to the rear, ideal for relaxing or hosting guests.

Offered with vacant possession and no onward chain, this home is ready for immediate occupation and would make a perfect purchase for a first-time buyer or buy-to-let investor.

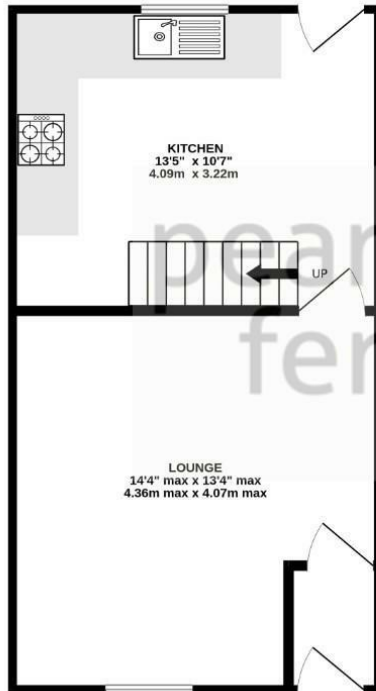
Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

To arrange a viewing, contact our Radcliffe team today 0161 725 8155.





GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.