

Calvert Road, Bolton, BL3 3BT Offers in excess of £80,000

IDEAL FOR A PROPERTY INVESTOR OR A FIRST TIME BUYER LOOKING FOR A PROJECT

BOOK A VIEWING EARLY AS THIS WILL BE VERY POPULAR

A great two-bedroom, end-terrace coming to the market which needs modernisation. It is situated within a quiet popular residential area and within walking distance to Bolton Town Centre. It has several local amenities and businesses nearby as well as being close to Bolton University, large supermarkets, and access to several transport links.

The property briefly comprises, hallway, lounge, kitchen, utility room, two bedrooms and a bathroom. Externally there is street parking to the front and an enclosed yard to the rear. There is also potential to extend to the rear subject to the correct planning as one of the neighbours has already done so.

The property benefits from gas central heating, uPVC double glazing where specified and the chance for any potential buyer to put their own stamp on the house.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Kitchen

9'6" x 9'10" (2.90 x 3.00)

Lounge

13'5" x 11'5" (4.10 x 3.50)

Bedroom

13'5" x 11'5" (4.10 x 3.50)

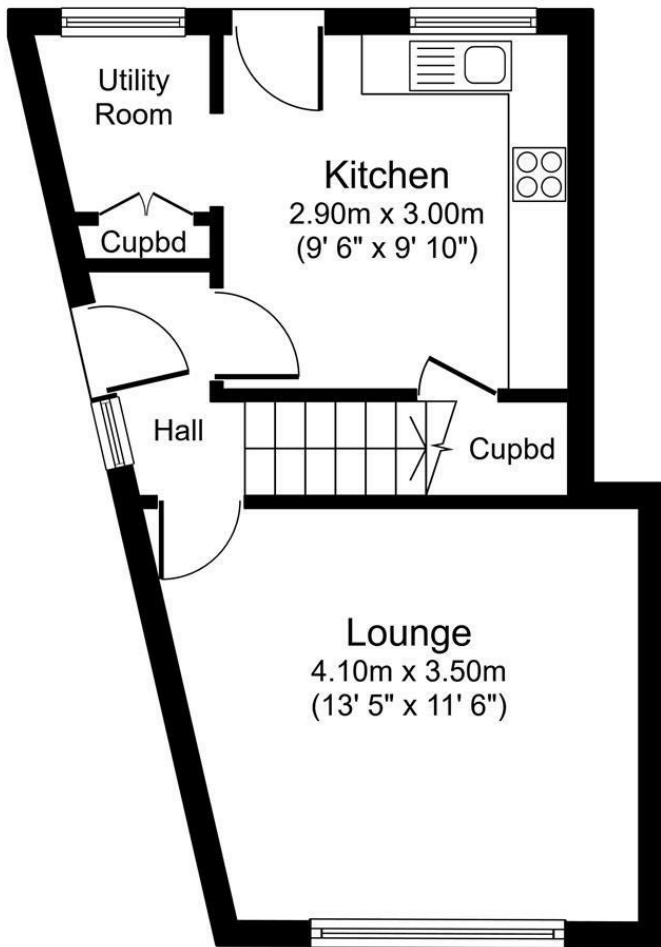
Bedroom

9'6" x 11'5" (2.90 x 3.50)

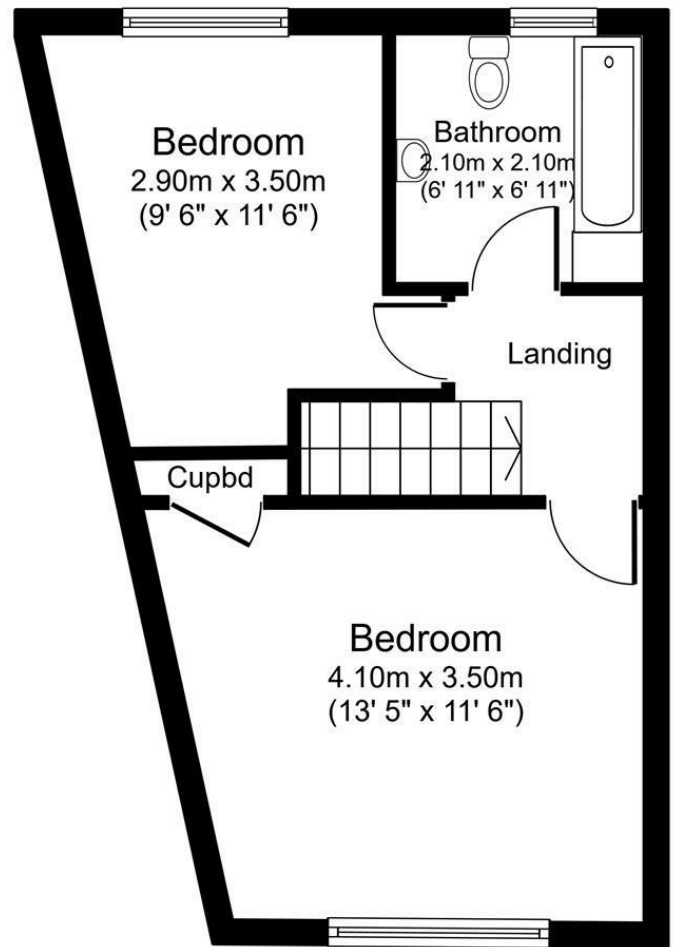
Bathroom

6'10" x 6'10" (2.10 x 2.10)

Total floor area 61.6 sq.m. (663 sq.ft.) approx



Ground Floor



First Floor

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