BOLTON PROPERTIES

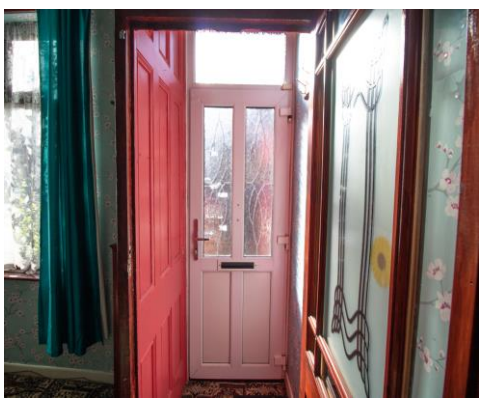


Mather Street, Kearsley, Bolton, BL4 8AT

£28,000

CASH BUYERS ONLY! (SHORT LEASEHOLD). PLEASE NOTE THE ADVERTISED PRICE IS TO PURCHASE A 25% SHARE OF THE OVERALL PROPERTY. THE REMAINING SHARE IS OWNED BY A THIRD PARTY COMPANY. THERE IS AN OPTION TO PURCHASE IN FULL VIA A STAIRCASING PROCESS, THE FULL 100% PURCHASE PRICE WOULD BE 130,000. A 2 bedroom mid terraced property located on Mather Street in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge, a fully fitted kitchen and a good sized yard to the rear. To the upper floor you will find 2 double sized bedrooms (both with fully fitted wardrobes) and a spacious family bathroom including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 67 years left on the lease. An EPC is ordered and will be live on the advert soon.







ACCOMMODATION

Entrance Vestibule *3' 8" x 3' 0" (1.11m x 0.91m)*
The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect.



Lounge *14' 6" x 14' 10" (4.41m x 4.52m)*
A spacious lounge with plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen *9' 10" x 14' 9" (3.00m x 4.50m)*
A fully fitted kitchen to the rear of the property. A double glazed window and door are fitted to the rear aspect. Warmed by a gas central heated radiator.



Rear Yard *17' 3" x 14' 10" (5.25m x 4.52m)*
A good sized low maintenance yard to the rear.

Master bedroom *9' 10" x 13' 8" (3.0m x 4.17m)*
A double sized bedroom to the front of the property. Comes with fitted wardrobes in the left hand corner. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 *9' 10" x 13' 8" (3.00m x 4.17m)*
A double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.



Family Bathroom *10' 9" x 8' 0" (3.28m x 2.43m)*
A spacious family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with a shower over the bath.





Office 7 105/107 Market Street, Bolton, BL4 7NS
Tel: 01204576666 Email: sales@boltonproperties.co.uk
www.boltonproperties.co.uk

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.