

HUNTERS[®]

HERE TO GET *you* THERE



Tonge Moor Road

Bolton, BL2 2HN

£185,000



Hunters welcome this excellent investment opportunity. A generous sized double fronted commercial unit in a busy area close to Bolton city centre.

The building comprises; two shop front rooms, three middle rooms, kitchen and toilet. To the first floor there are 7 separate rooms and a bathroom. From the landing there is access to a small attic store room.

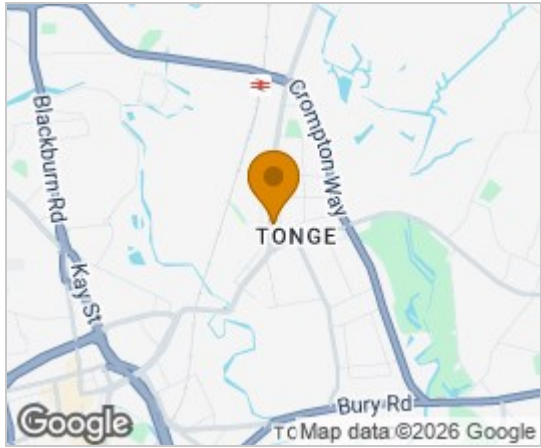
The property is located in a busy section of Bolton, 5 minutes from the city centre with loads of regeneration and investment in its locality.

Auctioneers Comments:

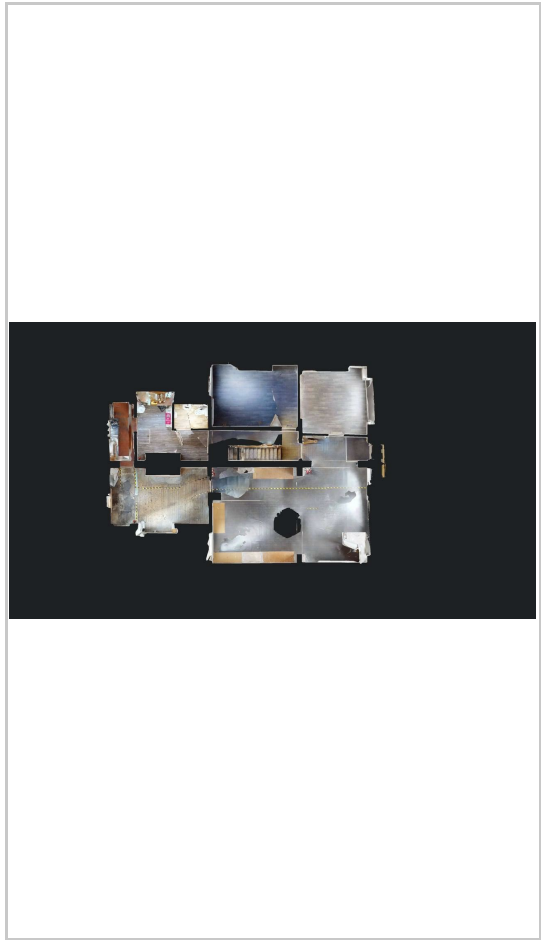
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.



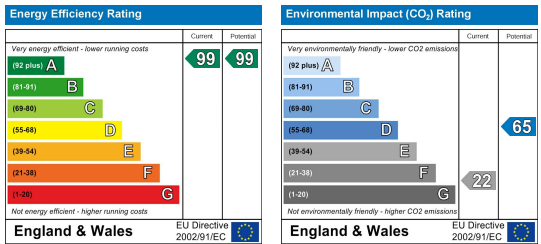
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.