





42 Shipton Street, Bolton

£81,000 Leasehold

Auction guide price of £81,000 plus reservation fee • Two bedroom terrace property • High gloss grey kitchen with laminate worktops • Potential to extend STPP • Walking distance to Morrisons • Close to great schools both primary and secondary • Close to Moss Bank Park • Excellent first time buyer property or investment opportunity • Walking distance to Bolton School • Close to local amenities

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Offered for sale with an auction guide price of £81,000 plus a reservation fee, this two bedroom terraced house presents an appealing opportunity for first time buyers and investors alike. The property combines a convenient location with the potential to create a home suited to individual tastes and requirements. At the heart of the home is a kitchen fitted with high gloss grey units and laminate worktops, providing a contemporary finish and a practical space for everyday cooking.

The two bedrooms offer flexibility for a range of needs, whether used as sleeping accommodation, a home office or a combination of both. Buyers looking to add their own touches will appreciate the opportunity to make the property their own, while investors may recognise its potential as an addition to a residential portfolio. There is also potential to extend the property, subject to the necessary planning permission (STPP), giving future owners the possibility of exploring additional accommodation to suit their circumstances.

GROUND FLOOR

1ST FLOOR



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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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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £81,000 PLUS RESERVATION FEE

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Outside, the property benefits from fully flagged yards to both the front and rear, offering low maintenance spaces that complement the practical nature of the home. To the front, the flagged yard is enclosed by a brick wall surround and accessed through a wrought iron gate, creating a defined entrance to the property. The paved surface provides a straightforward area to maintain, while the wall and gate give the frontage a traditional appearance in keeping with a terraced home. To the rear, a fully read garden with fence panel surround.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.