



13 Hastings Road, Bolton

£90,000 Leasehold

Auction guide price of £90,000 plus reservation fee • Two double bedroom terrace property • In need of modernisation • Highly sought after location • Close to local amenities • Walking distance to Bolton School • Close to Queens Park • Excellent investment opportunity • Perfect first time buyer property • Close to outstanding schools both primary and secondary

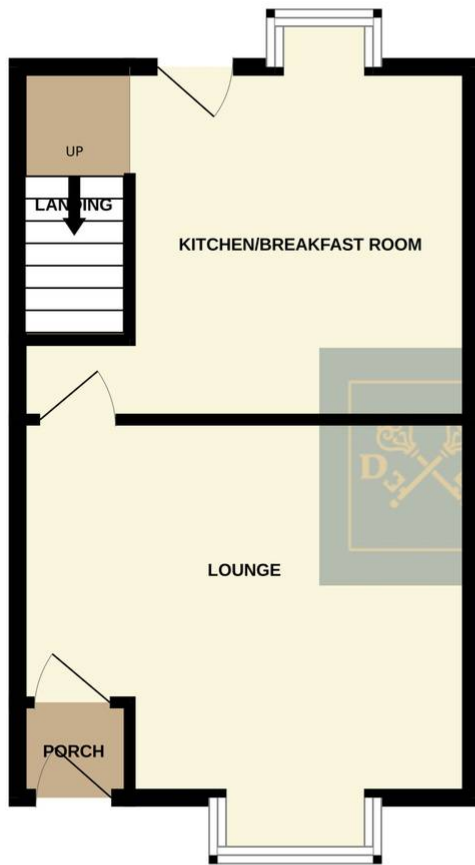




Presenting an excellent opportunity for both investors and first-time buyers, this two double bedroom terraced house is offered to the market with an attractive auction guide price of £90,000 plus reservation fee. Situated in a highly sought after location, the property enjoys convenient access to a wealth of local amenities, making every-day living both practical and enjoyable.

The house is within walking distance of the prestigious Bolton School, and is also close to Queens Park, allowing for an enviable lifestyle with everything you need close at hand. The area is renowned for its outstanding schools, both primary and secondary, making this an ideal choice for families or those planning for the future. Internally, the property is in need of modernisation, offering the perfect blank canvas for buyers wishing to put their own stamp on a home or investors looking to add value.

GROUND FLOOR



1ST FLOOR



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 £90,000 PLUS RESERVATION FEE

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