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27 Melville Street, Bolton, BL3 2BA
Offers in excess of £130,000

Goodmove present this well-proportioned two-bedroom mid-terraced property, offered to the market vacant and with no onward chain. The accommodation extends to approximately 796 sq ft and is ideally suited to first-time buyers, families or investors.

The ground floor comprises an entrance hall, spacious living room and a separate fitted kitchen, with access to the rear. To the first floor are two good-sized bedrooms, a family bathroom and landing.

Externally, the property benefits from a private rear yard, providing useful outdoor space.

Situated on Melville Street in the Great Lever area of Bolton, the property is conveniently located for local shops, schools, public transport and amenities, with Bolton town centre and railway station also within easy reach.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.





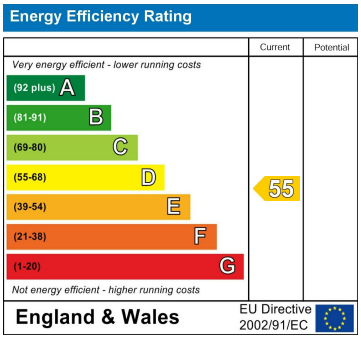


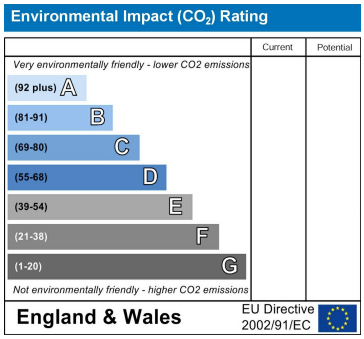
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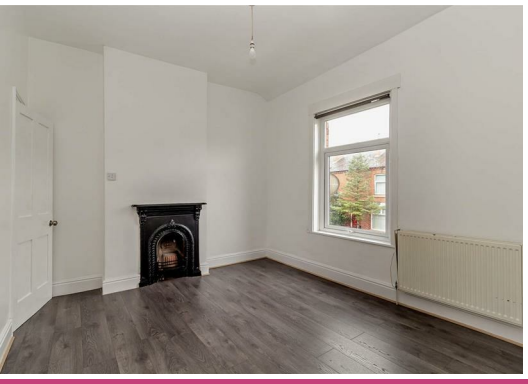
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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