



463 Wigan Road, Bolton
£140,000

Miller Metcalfe
Every step of the way

463 Wigan Road

Bolton, Bolton

CALLING ALL INVESTORSTENANT IN SITU*** This property is located within walking distance to local shops, bus routes along Wigan Road & St Helens road & is only a short drive to the M61 & Lostock Train Station. There are also plenty of schools within walking distance such as Haslam Park & Brandwood Primary Schools. Accommodation briefly comprising entrance hallway, lounge, dining room, fitted kitchen. Rising to the first floor are two bedrooms and a three piece bathroom suite. Outside is a garden to the front and rear. The property is currently rented and is contracted for a further 6 months.

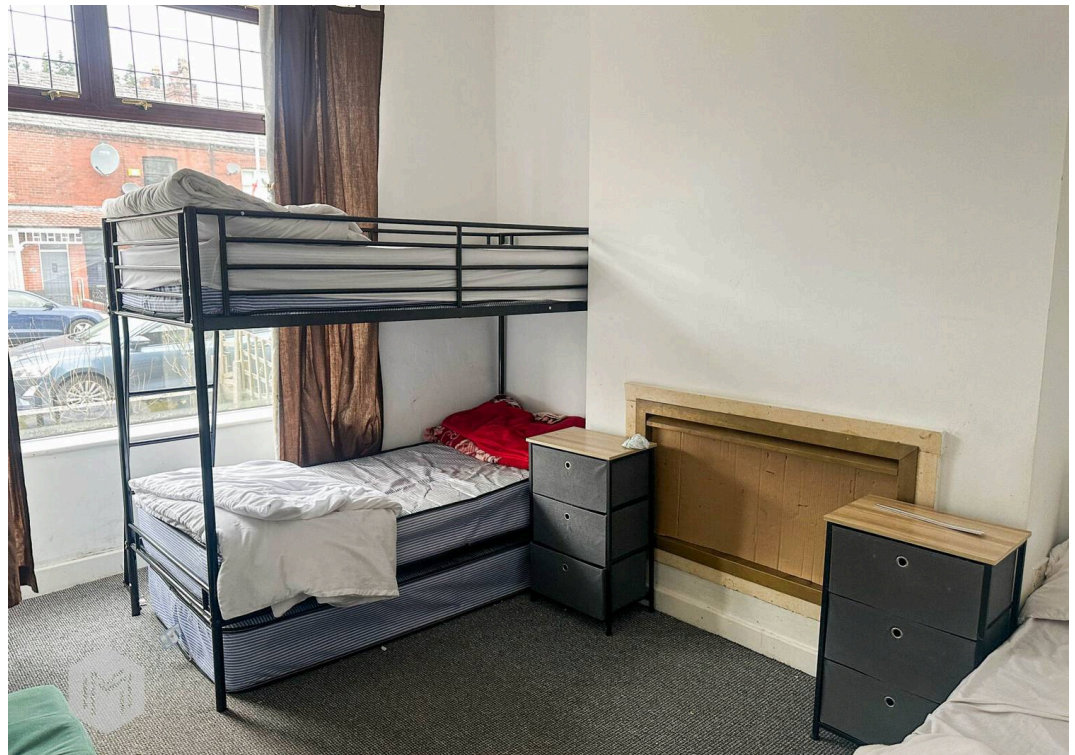
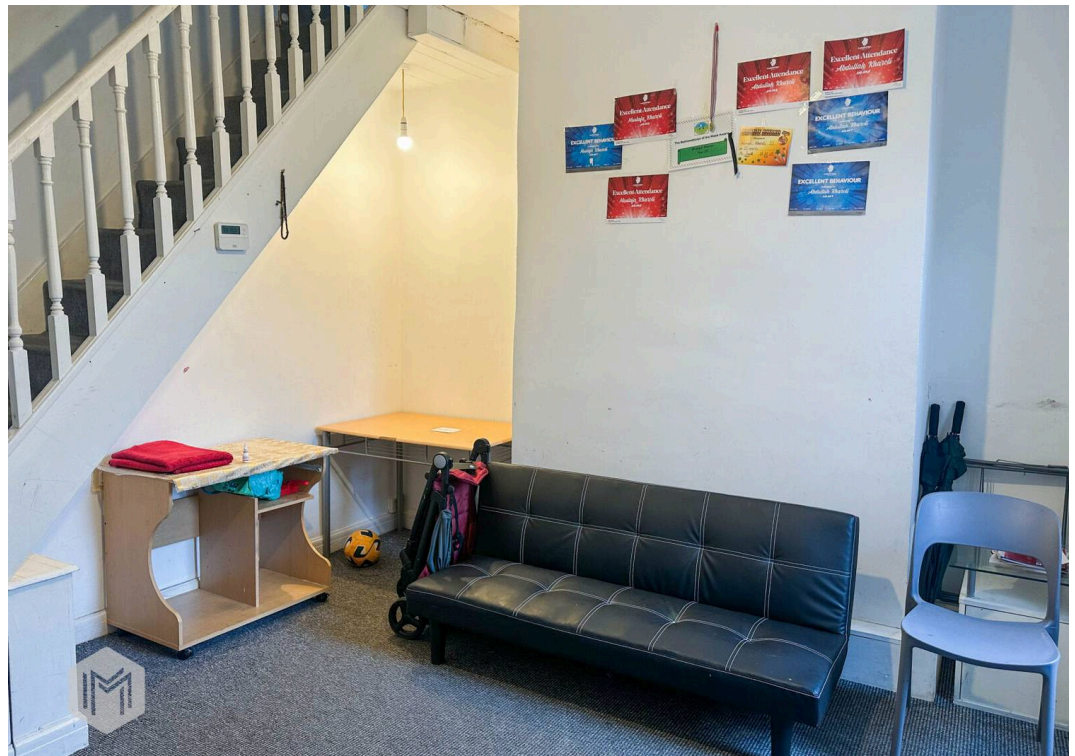
Council Tax band: A

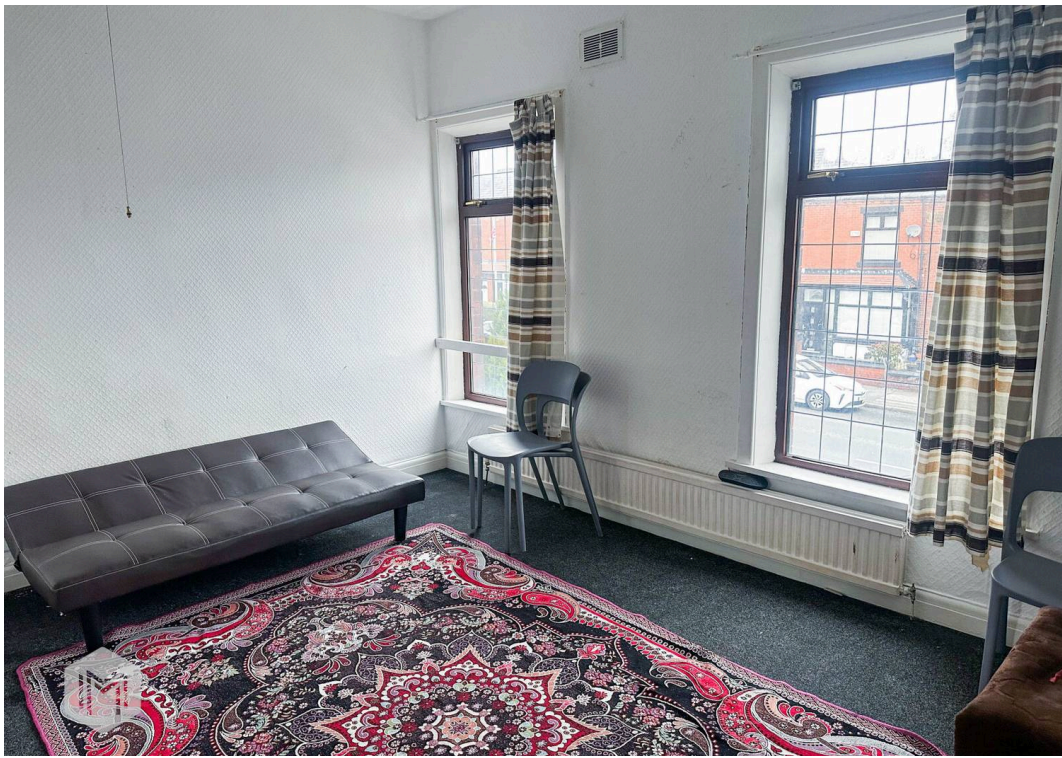
Tenure: Leasehold

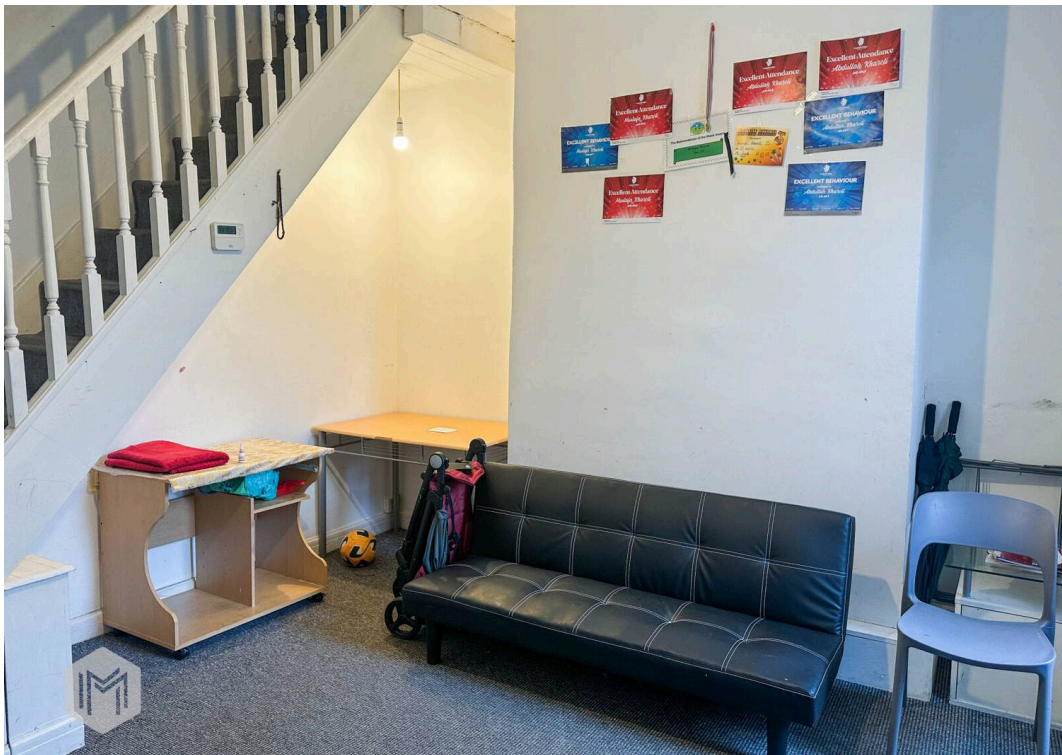
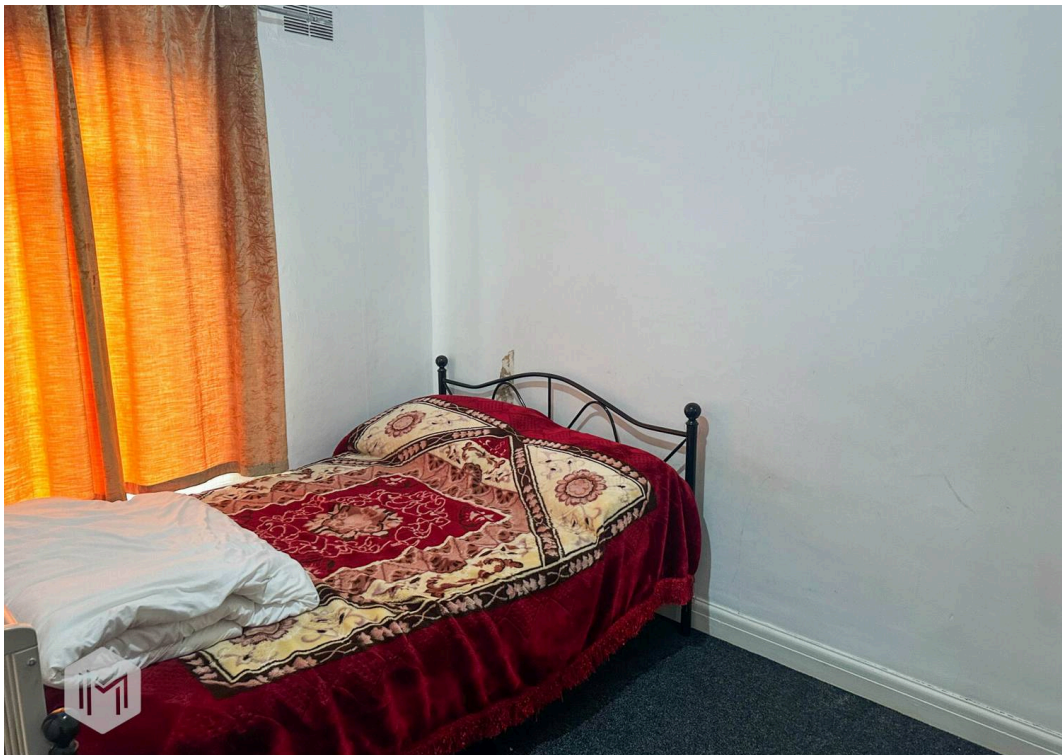
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

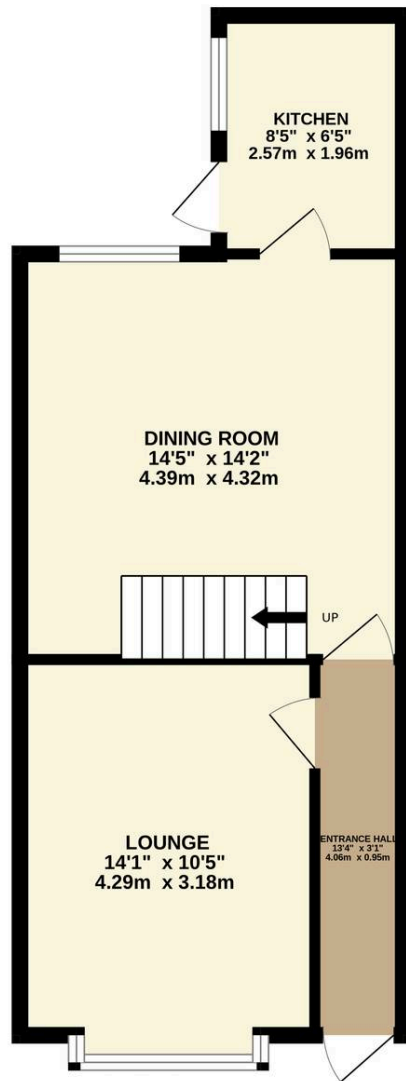




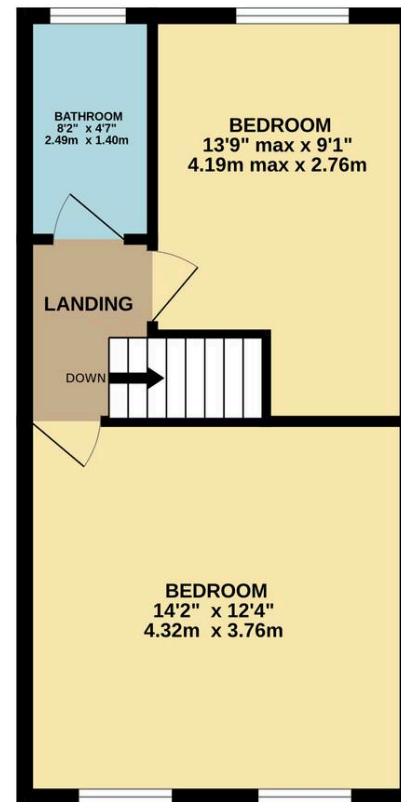




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.

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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