

72 Pimlott Road, Bolton

Offers in Region of £150,000

Miller Metcalfe
Every step of the way

72 Pimlott Road

Bolton

Spacious Semi Detached Home Sitting On An Enormous Plot No Onward Chain ** This well appointed semi-detached home on Pimlott Road beams with potential to renovate and improve and would surely be perfect for a first time buyer looking for something to put their own stamp on. The property beams with potential to extend due to the sheer size of the plot subject to the necessary planning and building regulations. The accommodation comprises: entrance hallway with a door leading to a bright and airy lounge with a door leading to a spacious with separate utility room. On the first floor there are two generous double bedroom plus a fitted wet room. Pimlott Road is a quiet and well regarded street located just off Crompton Way in Bolton BL1. The local train station is walkable in minutes plus there's a great selection of other amenities nearby such as schools, shops, supermarkets and leisure facilities.

Council Tax band: A

Tenure: Freehold

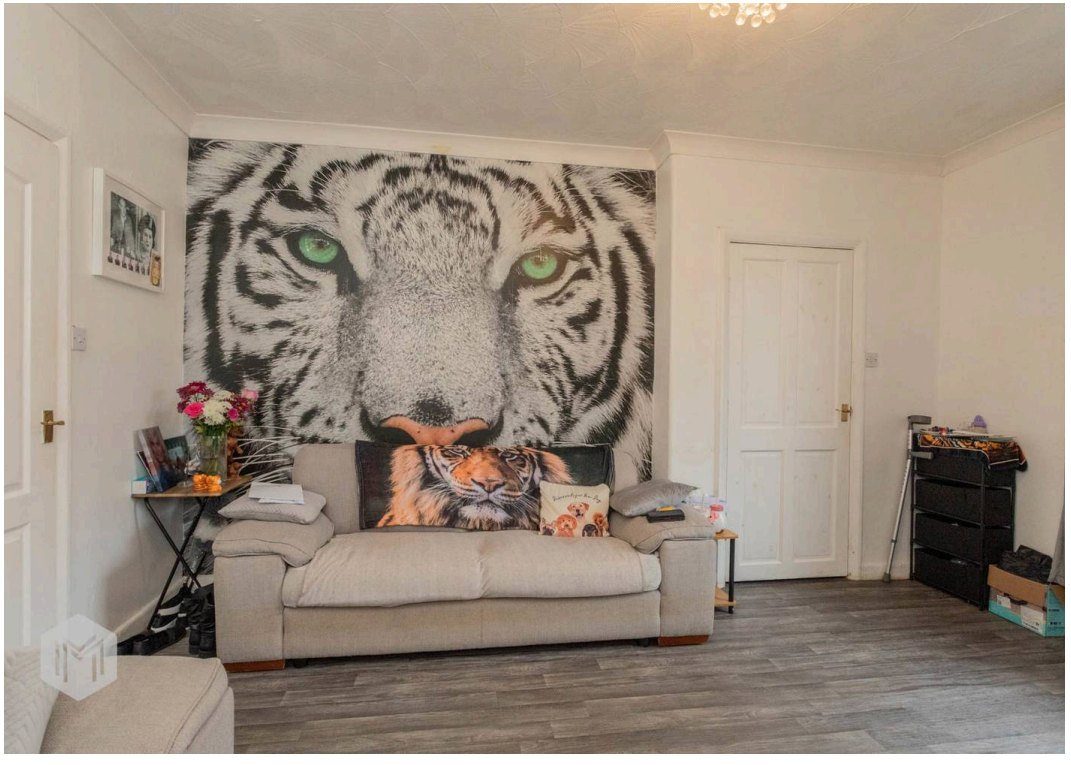
EPC Energy Efficiency Rating: F

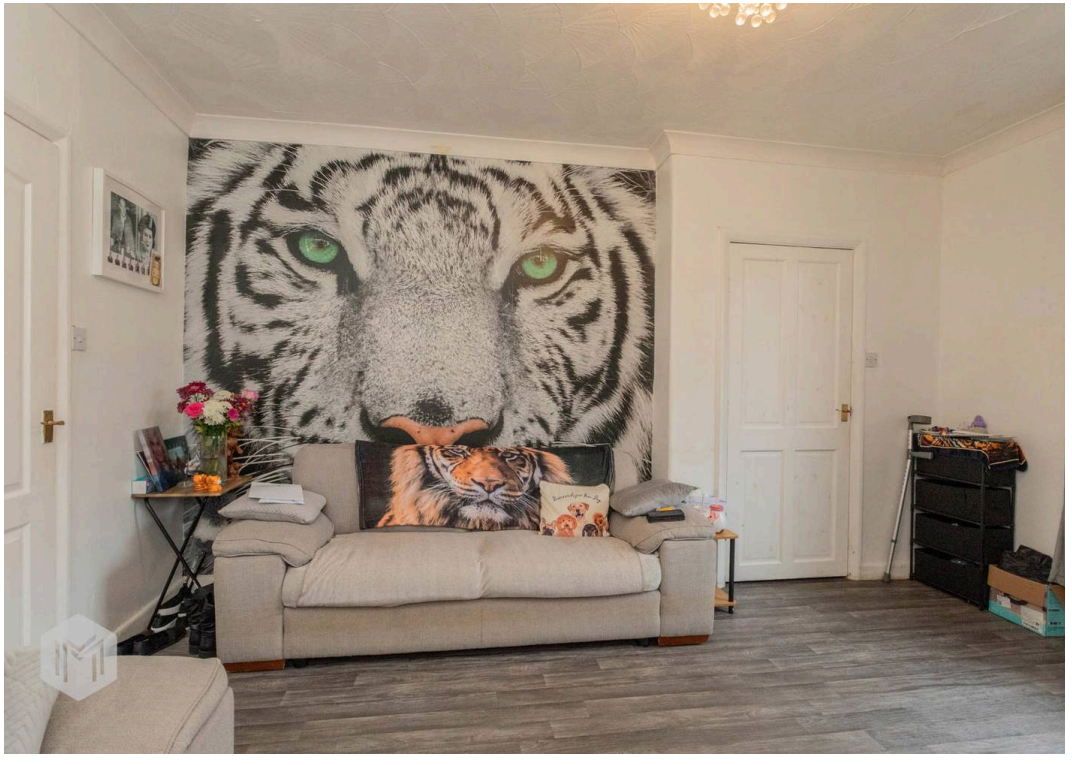
EPC Environmental Impact Rating: E



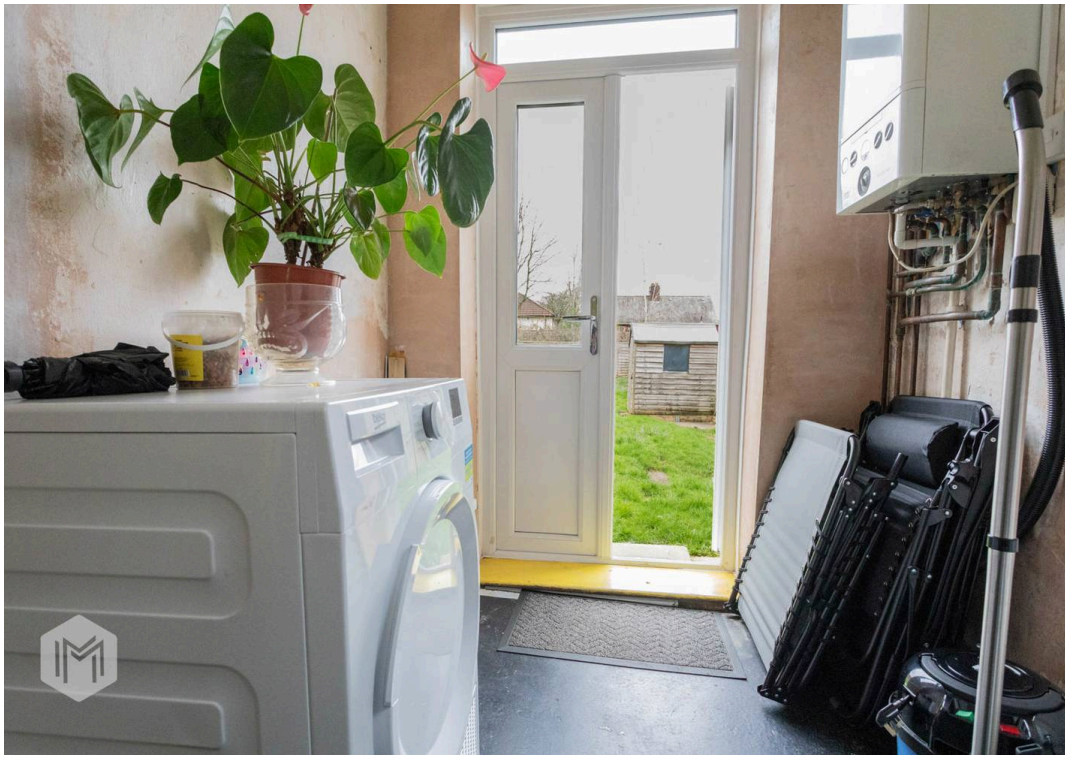


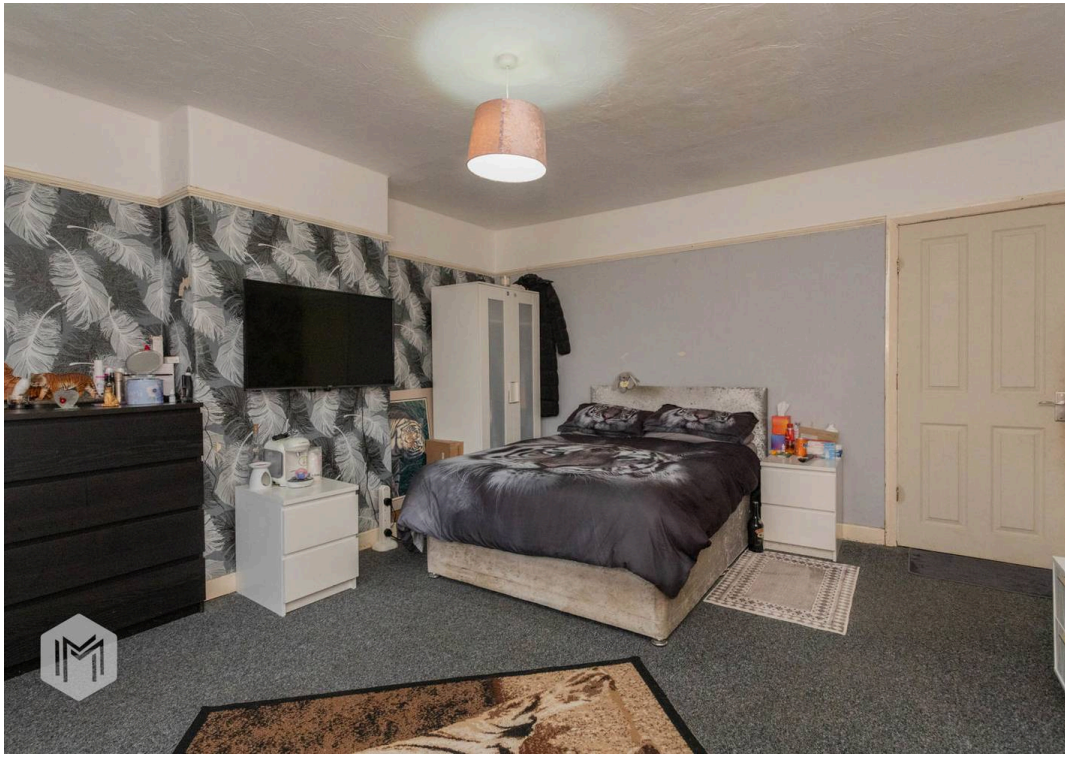














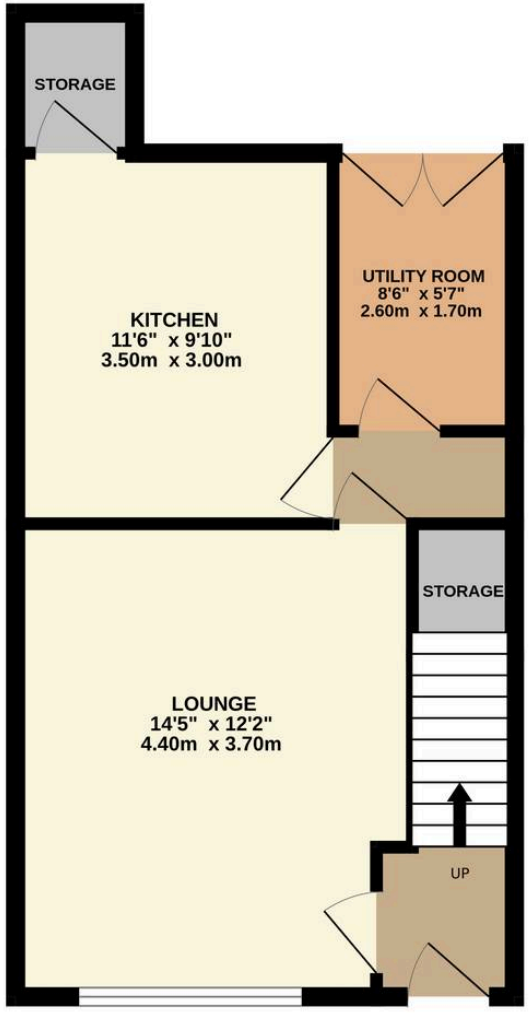




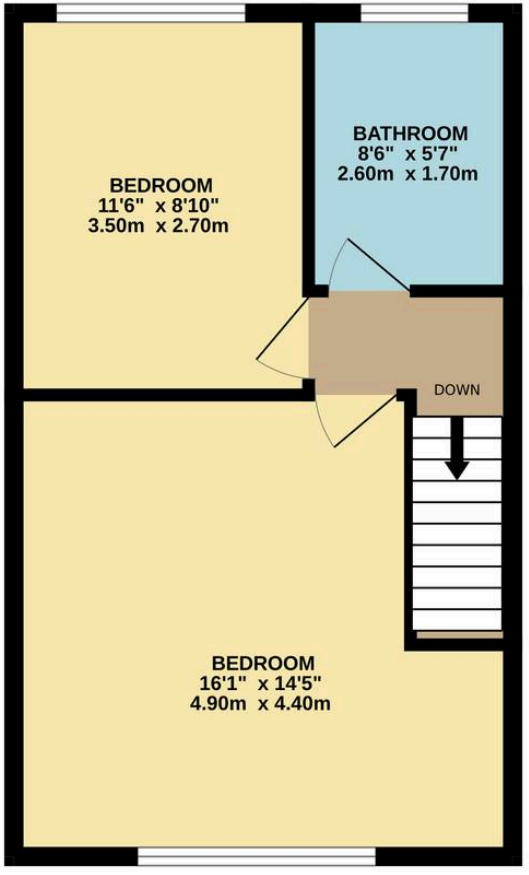




GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

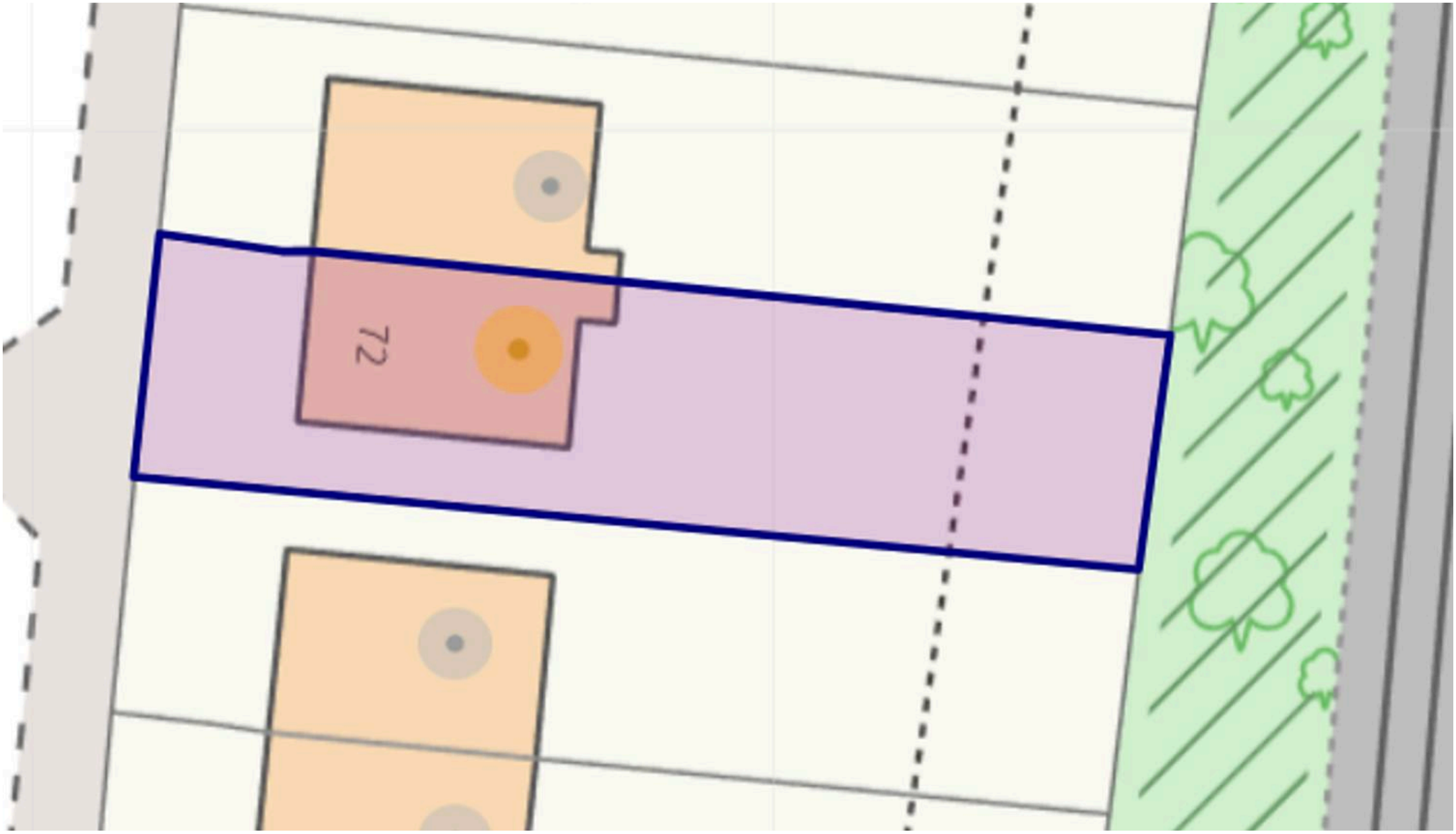


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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