



## Huxley Street, , Bolton, BL1 3JY

- Investment Property
- Two Bedrooms
- No Chain
- Sold Via Modern Method Of Auction
- Subject To Reserve
- Popular Location
- Requires Renovation
- High Levels Of Interest Expected
- Buyers Fees Apply

**Guide Price £72,500**

**HUNTERS®**  
HERE TO GET *you* THERE

**Huxley Street, , Bolton, BL1 3JY**

## **DESCRIPTION**

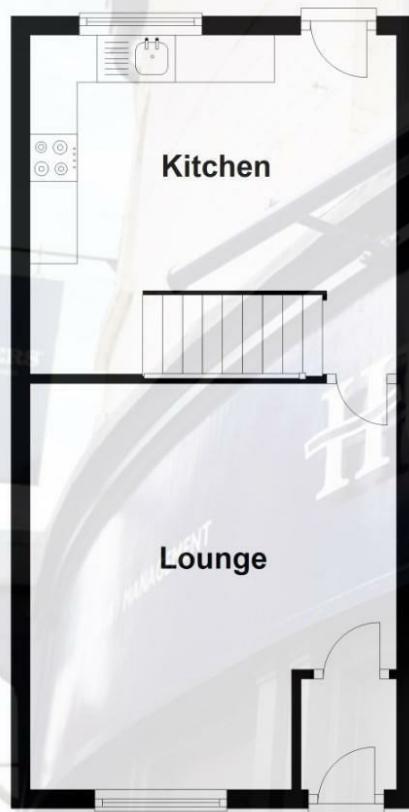
RENOVATION PROJECT - NO CHAIN - POPULAR LOCATION - 2 BEDS - GREAT BUY TO LET - HIGH LEVELS OF INTEREST EXPECTED





## Ground Floor

Approx. 31.1 sq. metres (334.2 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.  
Plan produced using PlanUp.

## Viewings

Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## First Floor

Approx. 31.1 sq. metres (334.2 sq. feet)



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.