

MELVILLE ROAD, KEARSLEY, BL4 8JD



- Two bedroom semi detached
- Requires complete refurbishment
- Ideal investment opportunity
- Garage, drive, gdns to front & rear
- Being sold via auction
- Hall, lounge, kitchen, 3pc bathroom
- No further upward chain delay
- Approx 47yrs remain on lease, EPC F



Auction Guide Price £69,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A semi detached home requiring complete refurbishment and updating offered for sale via auction and with no further upward chain delay. This may be a perfect project for a builder, property speculator, investor etc. Situated in the consistently popular residential area of Kearsley, the area is very well served by popular schools, shops, restaurants, local countryside and excellent transport links with Kearsley railway station nearby and easy access to the motorway network via Saint Peter's Way etc. The property accommodation extends to around 925 ft.² and briefly comprises: hallway, storage room, living room, kitchen, first floor landing, two bedrooms and a bathroom. Externally there is a garage which needs a new roof, driveway parking and garden areas to the front and the rear. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience. Our auction partner is Pugh and Co and the date of the auction is 17th July 2024 any offers in advance of the auction should be submitted to Pugh and Co who can be called on 0345 505 1200.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: 7' 7" x 9' 8" (2.303m x 2.946m) Measured at maximum points, turning staircase off to the first floor

Store area: 4' 5" x 2' 6" (1.342m x 0.75m)

Living room: 17' 11" x 10' 8" (5.467m x 3.250m)

Kitchen: 9' 10" x 7' 8" (3.000m x 2.330m)

First floor landing: 9' 9" x 2' 8" (2.960m x 0.822m) Loft access point.

Bedroom 1: 18' 0" x 10' 9" (5.477m x 3.283m) Single glazed windows to both the front and the rear, built-in storage space.

Bedroom 2: 10' 0" x 9' 9" (3.038m x 2.963m) Single glazed window to the rear.

Bathroom: 9' 7" x 4' 6" (2.930m x 1.375m) Fitted with a three-piece bathroom suite comprising: damaged WC, pedestal wash hand basin and bath with shower over.

Garage: Measured very approximately. The garage roof is broken and needs full replacement.

Parking: There is private off-road driveway parking which leads to the garage.

Garden: The front garden contains mature trees which have recently been tidied, rockery areas and a hedgerow to the front. The rear garden is fully enclosed with fencing to 3 sides there are mature trees and the gardens have recently been cut back.

Plot size: The overall approximate plot size is around 0.06 of an acre.

EPC rating: There is an energy performance certificate in place which has an F rating which is valid until the 10th of February 2025.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold with the remainder of the 99 year lease term, with approximately 47 years left on the lease left. We encourage all interested parties to read the auction pack for details, so they are comfortable with the legal position. Any purchaser may wish to explore the opportunity of purchasing the freehold or extending the lease term following their purchase.

Chain details: The semi detached property is sold with early vacant possession and no further upward chain delay.

Bolton council tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as

being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

