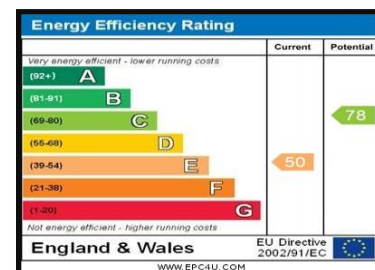


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**RUPERT STREET, GREAT LEVER, BL3 2DB**



- For sale by auction
- Mid terraced property
- Requires full scheme of refurbishment
- 2 bedrooms
- Enclosed yard to rear
- Bidding opens 3rd December 10am
- Viewing recommended



**Auction Guide Price £65,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

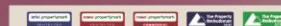
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



FURTHER DETAILS TO FOLLOW..... For sale by auction jointly with Pugh and Co, December 4th and 5th. A residential renovation project comprising a mid-terrace, two bedroom dwelling. The property is sold with vacant possession and requires a full scheme of refurbishment. Once completed the property will be suitable for re-sale, letting or owner occupiers. The property benefits from one road parking to the front and an enclosed yard to the rear. For viewings, please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Upvc entrance door into:

**Vestibule:** 2' 11" x 2' 9" (0.89m x 0.84m)

**Lounge:** 13' 9" x 14' 3" (4.19m x 4.34m)

**Dining Kitchen:** 9' 7" x 14' 3" (2.92m x 4.34m)

**Landing:** 5' 2" x 7' 2" (1.57m x 2.18m)

**Bedroom One:** 11' 0" x 14' 3" (3.35m x 4.34m)

**Bedroom Two:** 12' 2" x 6' 6" (3.71m x 1.98m)

**Bathroom:** 7' 5" x 7' 1" (2.26m x 2.16m)

**Outside:** To the outside is readily available on street parking and there is an enclosed yard to the rear.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 17 January 1894

**Council tax:** Cardwells estate agents Bolton research shows the property is band A, annual charges of £1432

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**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

