



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	75
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

CHORLEY STREET, BOLTON, BL1 4AL



- For sale via auction
- Three bedroom terrace
- Two reception rooms
- Garage to rear
- Close to town centre & David Lloyd
- Worcester gas combi boiler
- UPVC D.G windows
- Ideal investment/rental property



Auction Guide Price £99,500

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells Est. 1982

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.



A three bedroom brick built terraced property offered for sale via auction with early vacant possession and no further upward chain delay. This may make a superb addition to a rental property portfolio, although it does require some renovations to totally attain its potential. Situated within walking distance of Bolton town centre, the David Lloyd Health Club Bolton is just over the road, and the superb facilities of both the town centre and the neighbourhood are within easy reach. The accommodation on offer briefly comprises: living room, kitchen, dining room, first floor landing, three bedrooms and a bathroom. While to the rear there is a single garage and then enclosed yard style back garden. Importantly, there are uPVC double glazed windows, a Worcester gas combination central heating boiler so some improvement works are required, these facilities are already in place. The property is to be sold via Auction in partnership with Pugh and Co in January 2025. There is a great deal to admire and superb potential to do more, in the first instance there is a walk through viewing video available to watch, then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Living room: 16' 11" x 14' 1" (5.147m x 4.302m) 2 uPVC windows to the front enjoying the aspect toward the David Lloyd health club, central quality entrance door, two radiators.

Kitchen: 14' 8" x 6' 3" (4.467m x 1.904m) A white kitchen with matching base and wall cabinets, stainless steel sink and drainer, uPVC window to the rear with fitted blinds, radiator, spindle staircase off to the first floor, under stairs storage space, sliding door into the dining room.

Dining room: 14' 8" x 10' 1" (4.467m x 3.086m) uPVC window enjoying the aspect over the rear garden, radiator.

Bedroom 1: 14' 5" x 10' 1" (4.403m x 3.067m) uPVC window to front enjoying the aspect to David Lloyd sports club, radiator.

Bedroom 2: 14' 8" x 10' 1" (4.472m x 3.062m) uPVC window to the rear, radiator .

Bedroom 3: 11' 6" x 6' 4" (3.495m x 1.933m) uPVC window to the front enjoying the aspect towards David Lloyd sports club, radiator.

Bathroom: 11' 11" x 6' 3" (3.620m x 1.910m) A three-piece bathroom suite comprising: dual flush WC, pedestal wash hand basin and bath with electric shower over, uPVC window, Worcester gas combination central heating boiler.

Garage: There is a single garage to the rear of the property.

Rear garden: The rear garden is fully enclosed in a yard style.

Plot size: Plot size the overall approximate plot size is around 0.02 with an acre.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold with around 4816 years remaining from a start date of 8th September 1837. please refer to the auction pack for the annual ground rent charge.

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 "Very Low" 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

