



## GREENBURN DRIVE, BOLTON, BL2 5DB



- Requires total renovation
- Cash buyers only
- For sale by auction 25th March 2025
- 3 bedroom semi dormer
- Nice cul de sac location
- Large plot
- Garage long driveway
- Watch the viewing video



## Auction Guide Price £150,000

### 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

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.





For sale by auction, cash buyers only. A semi detached dormer situated in a very pleasant cul de sac enjoying a large plot, driveway and garage. Note this property requires total renovation and refurbishment but offers the potential to create what could be a fabulous home! Please watch the viewing video prior to making an appointment to view. Cardwells are working jointly with Pugh and Co auctioneers, all viewings are by appointment only,

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall:** 6' 5" x 7' 2" (1.96m x 2.18m) Stairs off.

**Cloaks w.c:** 6' 0" x 2' 10" (1.84m x 0.86m) Off the hall.

**Bedroom 3:** 11' 11" x 7' 1" (3.63m x 2.15m)

**Lounge:** 15' 11" x 10' 8" (4.84m x 3.24m) Double doors to conservatory.

**Conservatory:** 10' 10" x 8' 6" (3.3m x 2.6m) uPVC double glazed construction with Polycarbonate roof.

**Dining room:** 9' 6" x 10' 5" (2.9m x 3.17m)

**Kitchen:** 10' 9" x 10' 5" (3.28m x 3.17m) Requires complete renewal. The buyer may wish to combine the dining room and kitchen into 1 spacious room.

**First floor:**

**Bedroom 1:** 16' 1" x 10' 10" (4.9m x 3.3m)

**Bedroom 2:** 9' 6" x 10' 5" (2.9m x 3.17m) Built in double wardrobe.

**Bathroom:** 6' 8" x 7' 0" (2.04m x 2.13m) Corner bath, shower cubicle, w.c and wash basin.

**Garage:** Detached garage set at bottom of the garden, served by a long and wide driveway.

**Gardens:** A good size plot with gardens to front and rear.

**Parking:** Driveway and garage.

**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, 999 years from 24 March 1966

**Council tax:** Cardwells estate agents Bolton research shows the property is band B annual cost of £1670

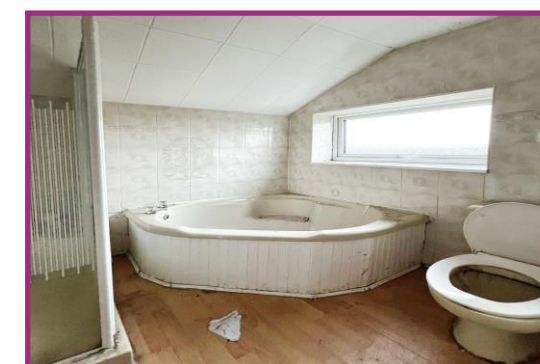
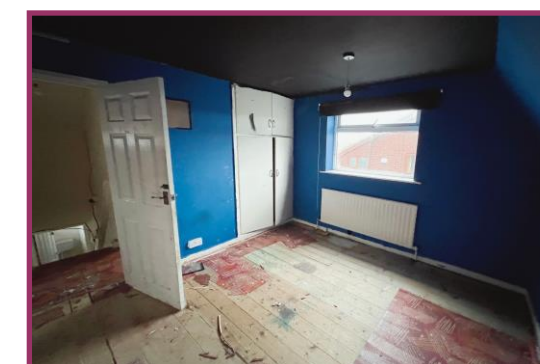
**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a no risk flood area.

**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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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**