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**SKIPTON STREET, BOLTON, BL2 2PR**



- For sale by auction
- Updating required
- 2 bedrooms
- 2 reception rooms
- Good investment opportunity
- Offers great potential
- Popular & convenient location
- Good local amenities



**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



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For sale by auction, a two bedroom mid terrace house, situated in a popular and convenient location. The property requires updating throughout offering great potential. The accommodation briefly comprises, Vestibule, lounge, dining room and a conservatory kitchen. Upstairs there are two good sized bedrooms and a shower room. The area is well served with local shops, schools and other amenities. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule:** UPVC double glazed front door to the vestibule

**Lounge** 14' 0" x 12' 10" (4.26m x 3.91m) UPVC double glazed window front aspect, radiator, fireplace.

**Dining Room:** 11' 9" x 12' 7" (3.58m x 3.83m) Radiator, staircase to the landing

**Conservatory/kitchen** 11' 3" x 12' 4" (3.43m x 3.76m) UPVC double glazed window and a door rear aspect.

**Landing** Access to the loft

**Bedroom 1** 11' 1" x 12' 10" (3.38m x 3.91m) UPVC double glazed window from aspects, radiator.

**Bedroom 2:** 8' 10" x 12' 7" (2.69m x 3.83m) UPVC double glazed window rear aspect, radiator.

**Shower room:** 8' 9" x 4' 6" (2.66m x 1.37m) Shower cubicle, close coupled WC, wash basin, part tiling to the walls, radiator.

**Outside:** There is a small garden to the front and a small yard to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 May 1898.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** 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. 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 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)

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