



BOLTON ROAD, KEARSLEY, BL4 9BU



- For sale by auction
- Deceptively spacious
- Updating required
- Offers great potential
- 2 reception rooms
- 2 bedrooms plus study/cot room
- Street parking to rear
- Walking distance to train station



Auction Guide Price £96,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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For sale by auction A traditional brick built mid terrace house, with a two storey outrigger to the rear. The property is close to the motorway network and Kearsley train station. Kearsley has good local amenities including schools and shops, with easy access to Bolton and Manchester. The property requires updating offering great potential. To arrange a viewing please contact Cardwells estate agent Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises. Vestibule, entrance hall, lounge, separate dining room and a kitchen. Upstairs there are two double bedrooms a useful study/cot room and a bathroom. Outside, there is a garden to the front and a yard to the rear with a useful brick built out house and a gate gives access to the rear lane.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Wooden front door leading to

Vestibule: Timber framed glazed door leading to

Entrance hall: Radiator, staircase to the landing.

Lounge: 14' 0" x 10' 0" (4.26m x 3.05m) uPVC double glazed window front aspect, radiator, picture rail.

Dining room: 13' 6" x 11' 3" (4.11m x 3.43m) Timber framed single glazed window rear yard aspect, radiator, ornamental fireplace.

Kitchen: 13' 6" x 6' 10" (4.11m x 2.08m) Two wooden single glazed windows rear yard aspect, fitted wall and base units, work-surface, stainless steel sink unit with mixer tap, space for a cooker, space for a washing machine, tiled floor, timber framed stable style door rear yard aspect, built in under stairs storage cupboard.

Landing: Dado rail, access to the loft space.

Bedroom 1: 14' 2" x 14' 1" (4.31m x 4.29m) uPVC double glazed window front aspect, fitted wardrobes, cast iron fireplace radiator.

Bedroom 2: 13' 8" x 9' 0" (4.16m x 2.74m) Timber framed single glazed window rear aspect, ornamental fireplace.

Study: 7' 0" x 6' 7" (2.13m x 2.01m) at widest points Timber frame single glazed window rear aspect, access to the loft space.

Bathroom: 9' 9" x 4' 4" (2.97m x 1.32m) Frosted single glazed window rear aspect, enclosed bath, wash basin, close coupled WC, radiator, fitted cupboard.

Outside: To the front there is a garden and steps lead up to the front door. To the rear there is an enclosed yard/garden which is mostly paved with tree and plants displays. There is a useful brick built out house/storage room. A gate gives access to the rear lane.

Viewings: For all viewings please call Cardwells estate agents Bolton 01204 381281, bolton@cardwell.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold. 980 years from 29 October 1889

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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 or visit: 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 or visiting: www.Cardwells.co.uk

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