

Independent Estate Agents Est. 1982
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BENNETTS LANE – BOLTON – £250,000

A landmark building which enjoys five bedrooms, accommodation over four levels and wonderful views. The family sized home has recently undergone improvement works which include joinery, plastering, decorations etc is sold with no further upward chain delay, and may be ideal for you to cosmetically finish (carpets, decorate etc) to your own tastes and specifications. The spacious accommodation may suit a variety of interpretations and we briefly describe as: entrance vestibule, reception hallway, bay window living room with feature fireplace, dining room which opens up into the sun room extension to the side, quality fitted kitchen with pantry off, utility room, ground floor guest WC, first floor landing with three bedrooms on this level, beautiful four piece bathroom suite complete with roll top clawfoot bath, storage room and a door off the landing to stairs that serve the upper floor. To the upper floor there is a landing and two additional bedrooms, though one does have limited head height and maybe suited as a home office etc. Accessed from the rear garden is the cellar of the property which is useful storage room that provides access to some crawl (maintenance) space too. Externally there is a garage which is served by a wrought iron gated driveway providing additional off-road car parking, the rear garden is fully enclosed for easy maintenance and the front/side garden is set behind a low-level brick wall completed with wrought iron railings to match the vehicle gates. There is a security alarm system, uPVC double glazing and a gas combination central heating boiler which we understand is around 10 years old.

The property offers wonderful potential to be further enhanced, and we encourage all parties to watch the walk-through viewing video in the first instance. There is a great deal to admire, superb potential to possibly do more, and a viewing is essential to appreciate all that is on offer, 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 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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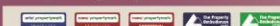
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 5' 11" x 3' 2" (1.809m x 0.96m)
uPVC entrance door with uPVC double glazed window above, ceramic floor tiling, internal single glazed windows under the door which opens into the reception hallway.

Reception hallway: 16' 10" x 5' 11" (5.133m x 1.798m)
Ceramic floor tiling, turning stair staircase off to the first floor, door off to under stairs storage space, radiator.

Living room: 16' 11" x 12' 10" (5.160m x 3.906m)
Measured at maximum points into the bay window complete with uPVC double glazed windows, a period fireplace with tiled surround and timber mantle complete with mirror, radiator.



Dining room: 13' 7" x 13' 5" (4.151m x 4.089m)
Radiator. Measurements are at the maximum points. There are two openings from this room into the Sun Room.

Sun room: 13' 4" x 7' 5" (4.058m x 2.260m)
These measurements are at the absolute maximum points and the room is in a triangular shape with uPVC windows and fitted blinds.



Kitchen: 13' 7" x 8' 10" (4.139m x 2.684m)
Measured at maximum points. A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, Neff oven/grill, five ring gas hob with Neff extractor over, stainless steel sink and drainer with mixer tap over, uPVC window to the rear, quality floor tiling, skimmed ceiling with inset spot lighting, the room opens into a pantry.



Bedroom 5: 9' 0" x 11' 7" (2.744m x 3.531m)
uPVC window to the rear. This room has limited head height and sloping ceilings, though the maximum central head height is around 2.105 m and this head height diminishes towards the edge of the room



Garage:
There is a single garage which is served by a gated driveway providing additional private off-road car parking. Power and lighting.

Plot size:
The overall approximate plot size extends to around 0.04 of an acre.

Garden:
The front garden is set behind a low-level brick wall with wrought iron railings. The rear garden is fully enclosed and designed with easy maintenance in mind. The cellar is accessed from the rear garden.



Tenure:
Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold, and our seller client has also told us the property is Leasehold, and that the annual ground rent is around £3 which we are told is paid to Robert Fairhurst and Co. We understand that there is circa 868 years remaining on the lease, being a 999 year term from 1895. Please see the auction pack for more details.

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 B at an annual cost of around £1,670 per annum.

Cellar: 11' 11" x 12' 0" (3.628m x 3.651m)
Measured at maximum points. Approximately 2.048 m head height, exposed stone walls, uPVC window, power and lighting. This is accessed from the rear garden.



Pantry: 4' 9" x 3' 10" (1.440m x 1.172m)
The ceramic floor tiling flows from the kitchen, and there is ceramic wall tiling.

Utility room: 13' 3" x 4' 6" (4.048m x 1.365m)
Measured at longest and widest points. The kitchen opens directly into the utility room which has 2 uPVC windows one to the rear and one to the side and the rear uPVC door, stainless steel sink and drainer with mixer tap over, ceramic floor and wall tiling spot lighting.



Ground Floor Guest WC: 5' 6" x 2' 9" (1.670m x 0.84m)
A white two piece suite comprising wash hand basin with built under storage space, dual flush WC and heated towel rail, ceramic wall and floor, spot lighting.

First floor landing: 8' 6" x 8' 10" (2.597m x 2.698m)
The landing area opens into an additional corridor space being 2.6 8 9X 0.733 a door off the landing leads to the staircase which serves the upper floor and a second door off the landing leads to a storage room.



Bedroom 1: 14' 5" x 11' 9" (4.404m x 3.581m)
uPVC window to the front with fitted blinds, feature tiled fireplace with timber surround and mantle, radiator.



Bedroom 2: 13' 7" x 11' 8" (4.140m x 3.553m)
uPVC window to the rear, radiator, ornamental fireplace.

Bedroom 3: 9' 7" x 6' 11" (2.923m x 2.101m)
uPVC window to the front with fitted blinds, radiator.



Bathroom: 14' 8" x 5' 3" (4.474m x 1.602m)
A very light room with 3 uPVC windows to the rear and a four piece bathroom suite comprising: roll top Claw Foot freestanding style bath, pedestal wash hand basin, WC and shower cubicle, ceramic floor and wall tiling, ceiling spot lighting, radiator.



Storeroom: 4' 11" x 6' 0" (1.492m x 1.837m)
The storeroom is accessed off the landing.

Upper level landing: 13' 11" x 10' 4" (4.230m x 3.154m)
Measured at maximum point, two double glazed sky windows, sloping head height, door to eaves storage space.

Bedroom 4: 14' 5" x 11' 9" (4.403m x 3.577m)
With a feature triangular uPVC window above Twin uPVC windows to the front, uPVC window to the rear.

