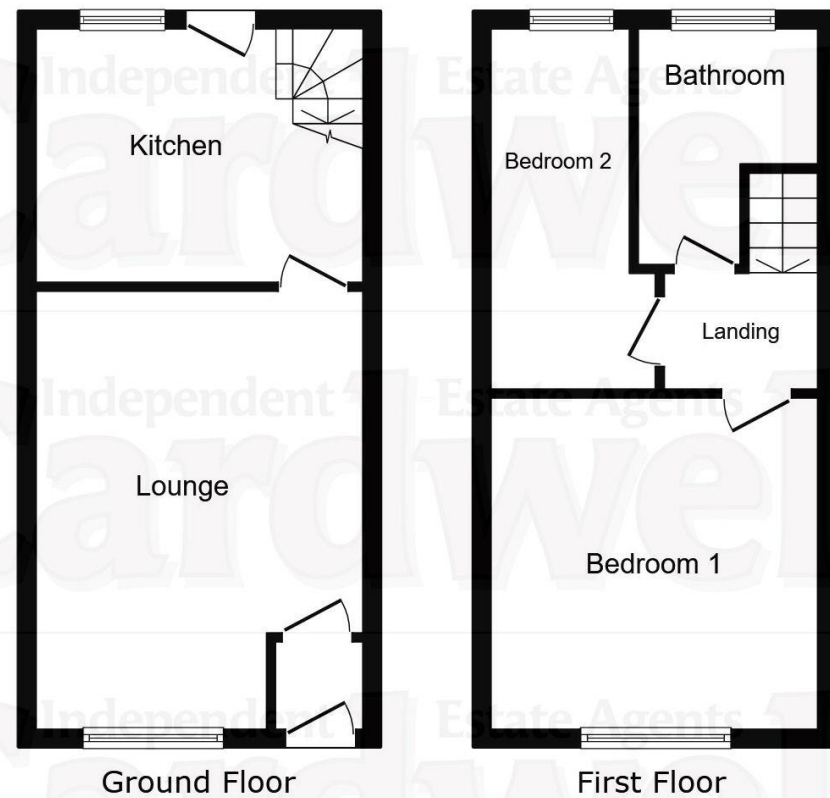




OSBORNE GROVE, HEATON, BL1 3BN



- For sale by auction
- Traditional mid terraced house
- Ideal investment opportunity
- Updating required
- Close to town centre
- Good local amenities
- Lounge, kitchen 2 bedrooms
- Offers great potential



Auction Guide Price £95,000

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
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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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For sale by auction with Pugh and Co, 28th/29th October 2025, this traditional two bedroom mid terraced house, situated in a popular and convenient location, within easy reach of Bolton town Centre. The property needs updating and would ideally appeal to cash investors or perhaps 'buy to let' landlords, offering great potential. To arrange a viewing, please contact Cardwell's estate agent Bolton, 01204 381281, bolton@cardwells.co.uk Accommodation briefly comprises Entrance vestibule, lounge and a kitchen. Upstairs there are two bedrooms in the bathroom. Outside there is a small paved garden to the front and an enclosed paved rear yard. The property also benefits from double glazed windows and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance vestibule:

Lounge: 16' 5" x 12' 3" (5.00m x 3.73m) uPVC double glazed window front aspect, radiator.

Kitchen: 12' 3" x 9' 6" (3.73m x 2.89m) uPVC double glazed window rear aspect, door rear yard aspect, wall base units, stainless steel sink unit, space for a cooker, radiator radiator, staircase to the landing

Landing: Access to the loft.

Bedroom 1: 12' 5" x 12' 3" (3.78m x 3.73m) uPVC double glazed window front aspect, radiator.

Bedroom 2: 13' 6" x 6' 2" (4.11m x 1.88m) uPVC double glazed window rear aspect, radiator.

Bathroom: 8' 10" x 7' 0" (2.69m x 2.13m) uPVC frosted double glazed window rear aspect, enclosed bath with mixer tap, wash basin, close coupled WC, radiator, part tiling to the walls

Outside: To the front there is a small garden to the front. To the rear there is an enclosed paved yard and a gate gives access to the rear lane.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

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

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

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Plot size:: Cardwells estate agents Bolton research shows the property is 0.01 acre.

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

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

