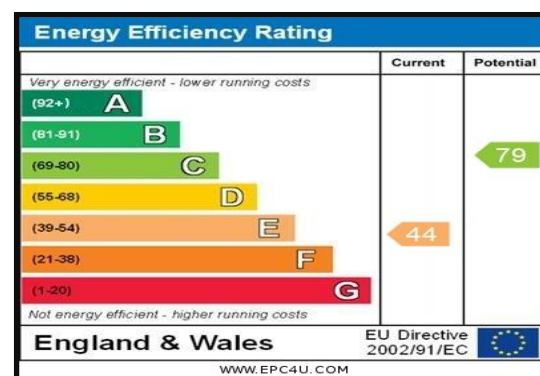
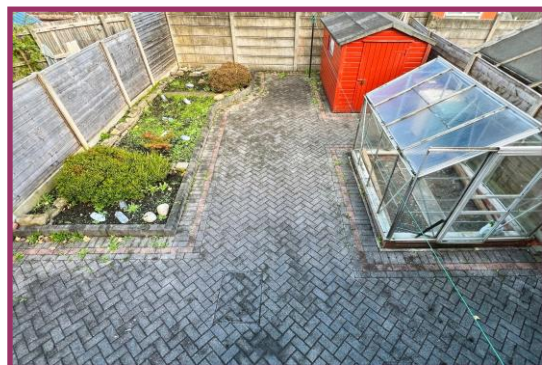




CHORLEY OLD ROAD, BOLTON, BL1 5SE



- For sale via auction
- 3 bedrooms, ground floor WC
- Gated off road parking
- Easy maintenance gardens
- Superb buy to let property
- Popular location. Gas C.H
- Vacant, no chain delay
- Early Viewing recommended



Auction Guide Price £118,500

BOLTON

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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.



Offered for sale via auction, starting 26th November 2025 via our partners at Pugh and Co is this superb three bedroom end terrace (the end one of four), offered for sale with early vacant possession and no further upward chain delay.

This wonderful home may make an ideal addition to a landlord's buy to let rental portfolio, or a wonderful family home for an owner occupier. The overall approximate floor area extends to around 775 ft.² briefly comprises of reception hall, living room with feature fireplace, professionally fitted kitchen/diner complete with Bosch fridge freezer Bosch washing machine, walk-in pantry storage space, ground floor guest WC, first floor landing, three bedrooms and three piece bathroom suite. Externally the gardens have been professionally landscaped to front there is gated brick paved off-road driveway car parking at the rear gardens are finished in the same style for easy maintenance complete with the attached timber shed, greenhouse and decorative flower beds. Property benefits from gas central heating, the vast majority is uPVC double glazed and importantly the property is sold with no further upward chain delay and only vacant possession.

A legal pack, often known as an auction pack will be available for further details. An early personal viewing is highly recommended to avoid disappointment. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Overall approximate floor area: The overall approximate floor area extends to around 775 ft.²

Reception hallway: uPVC window to the side complete with fitted blind, radiator, stained glass single glazed entrance door with arched feature single glazed window above, stairs off to the first floor.

Living room: 13' 10" x 13' 9" (4.22m x 4.18m) Large uPVC window to the front, radiator, feature fireplace with gas fire., freestanding living room furniture providing display shelving, cabinets, drawers and display cabinets.

Kitchen diner: 6' 11" x 13' 9" (2.10m x 4.18m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven/grill with gas hob and extractor over, stainless steel sink and drainer with mixer tap over, Bosch freestanding washing machine, Bosch freestanding fridge/freezer, 2 uPVC windows overlooking the rear garden, radiator, uPVC rear entrance door, walk-in pantry storage space off.

Ground floor guest w.c: uPVC window to the rear, WC.

Bedroom 1: 9' 11" x 9' 0" (3.03m x 2.75m) uPVC window to the front, radiator, professionally fitted bedroom furniture to one wall providing an excellent range of wardrobes/storage space, matching dressing area with four drawers, display shelving and matching mirror.

Bedroom 2: 11' 6" x 8' 7" (3.5m x 2.61m) uPVC window enjoying the aspect over the rear garden, radiator, fitted furniture and freestanding furniture giving wardrobes drawers etc are all included, built-in storage space which contains the hot water tank.

Bedroom 3: 8' 6" x 7' 4" (2.6m x 2.23m) uPVC window to the rear with fitted blind, radiator, freestanding wardrobe unit with built-in drawers.

Bathroom: 5' 11" x 6' 3" (1.8m x 1.9m) A three-piece bathroom suite comprising: pedestal wash hand basin, bath with electric shower over, WC, ceramic wall tiling, extractor, radiator, uPVC window.

Parking: There are vehicle entrance gate to the front of the property which provide access to the brick paved driveway comfortably providing side-by-side car parking for two cars and possibly more. The vast majority of the front garden area has been landscaped to accommodate the parking space.

Rear garden: The rear garden is predominantly brick paved for easy maintenance and all year round use, there is a greenhouse, detached timber shed and well stocked flowerbeds.

Plot size: The approximate overall plot size is around 0.05 an acre.

Chain details: The property is offered for sale with no further upward chain delay and early vacant possession.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold with title number: GM566220.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost of £1,511

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Note: Fivegate Ltd disclose that that colleagues have an ownership interest in this property.

Thinking of selling 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

