



BEVERLEY ROAD, BOLTON, BL1 4DY



- For sale by auction
- 2 bed end terraced house
- Ideal investment opportunity
- Useful loft room
- Popular & convenient location
- Close to excellent amenities
- Easy reach of town centre
- Good public transport links



Auction Guide Price £91,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale by auction, this traditional end of terraced house, situated in a very popular and convenient location, close to Queens Park and Bolton School. The area is well served with, shops schools, parks and public transport. Bolton town centre is just over a mile away. The accommodation briefly comprises Entrance hall, lounge and a kitchen dining room. Upstairs there are two bedrooms and a shower room. On the first floor a staircase leads to a loft room. Outside, there is a small garden to the front and a yard to the rear. The property also benefits from double glazing to the majority and gas central heating. Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 13' 6" x 2' 11" (4.11m x 0.89m) UPVC entrance door, carpet, radiator.

Lounge 14' 2" x 8' 3" (4.31m x 2.51m) Carpet, UPVC double glazed window, radiator.

Dining Kitchen 18' 5" x 11' 11" (5.61m x 3.63m) Fitted kitchen comprising; 1 1/2 bowl stainless steel sink with mixer tap over, base & wall units, worktops, oven, 4 ring gas hob, optional white goods, wall mounted gas boiler, laminate flooring, timber door to the rear, UPVC double glazed window, radiator.

Stairs to 1st Floor

Bedroom One 15' 11" x 12' 0" (4.85m x 3.65m) Carpet, UPVC double glazed window, radiator.

Bedroom Two 12' 3" x 11' 6" (3.73m x 3.50m) Carpet, UPVC double glazed window, radiator.

Shower Room 5' 11" x 6' 5" (1.80m x 1.95m) W/C, wash basin, shower cubicle, cushion flooring, UPVC double glazed window, radiator.

Stairs to 2nd Floor

Bedroom Three 9' 11" x 16' 1" (3.02m x 4.90m) Carpet, Velux window, radiator.

Outside Small front garden behind a low brick wall, yard to the rear.

Parking On Street and rear yard

Viewings All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via lettings@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).

