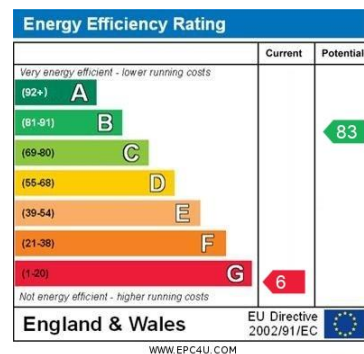




Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



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**DARWEN ROAD, EGERTON,  
BL7 9RT**



- Semi detached family home
- Three double bedrooms
- Ideal to update/refurbish to taste
- Being sold via auction
- Two reception rooms
- Freehold, circa 0.11 of an acre plot
- Off Road parking to the rear
- Viewing video available to watch



**AUCTION GUIDE PRICE £205,000**

**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

E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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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.

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A three bedroom semi detached family sized home which requires a comprehensive scheme of upgrading and updating works to totally fulfil its potential. This may be a wonderful opportunity to improve and modify (potentially extend) your forever home to your own tastes and specifications. The property is to be sold via auction in conjunction with our partnering firm, Pugh and Co with the auction scheduled for the 30th April 2025. Offers may be considered prior, but any agreed sale prior to auction will be under auction terms and conditions. The semi is within walking distance of Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn. The beautiful countryside of The Jumbles and the West Pennine Moors are nearby, as are fabulous restaurants such as: The Retreat & Cibo. There are superb schools nearby (Turton High, Walmsley, St. John's and Eagley) wonderful shopping facilities with Sainsbury's, The Co-Op and other independent retailers just a short walk away, while there are wonderful sporting leisure facilities in the area too, with The Last Drop Village, Turton Golf Club, Dunscar Golf Club and Dunscar Sailing Club and Eagley Sports complex are local. The accommodation on offer briefly comprises: fitted kitchen, dining room, generously sized lounge, timber lean to rear porch, first floor landing, three double bedrooms, bathroom and separate WC. Externally, there are generous gardens to the front and the rear. There is off-road parking to the rear and we are advised that previously there was a single garage within the grounds. The vast majority of the windows are single glazed, there is no central heating system in place, and to reiterate the property does require significant works to attain its full potential. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting:

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Kitchen** 10' 4" x 7' 10" (3.145m x 2.392m) A fitted kitchen with a range of matching: drawers, base and wall cabinets, oven/grill, electric hob with extractor over, stainless steel sink and drainer, single glazed windows to the side and the front, side entrance door.

**Dining area** 12' 4" x 10' 6" (3.770m x 3.210m) Sliding double glazed patio style doors to the front, open tread stairs off to the first floor, electric meter cupboard under the stairs.

**Living Room** 20' 8" x 11' 11" (6.303m x 3.620m) Large single glazed window with additional secondary glazing to the internal side, exposed stone to the fireplace. Door off to the lean to rear porch.

**Rear porch** 7' 8" x 4' 11" (2.336m x 1.504m) A timber lean to style addition to the building with single glazed windows.

**First floor landing** 5' 4" x 6' 0" (1.624m x 1.836m) Measured at maximum points, loft access point.

**Bedroom One** 14' 8" x 9' 1" (4.470m x 2.780m) Built-in storage space over the stairs.

**Bedroom Two** 12' 7" x 7' 8" (3.830m x 2.344m) Enjoying an aspect over the rear garden.

**Bedroom Three** 13' 10" x 7' 11" (4.219m x 2.403m) Measured at maximum points into the built-in wardrobe/storage space, front aspect.

**Bathroom** 7' 11" x 5' 4" (2.405m x 1.632m) Fitted with a bath and wash hand basin.

**Separate WC** 4' 11" x 2' 8" (1.487m x 0.82m) Fitted with a WC.

**Plot size** The overall approximate plot size extends to around 0.11 of an acre.

**Front Garden** The front garden is set behind a low level wall and set the property back from Darwin Road very pleasantly.

**Rear Garden** The rear garden has various sections with patio space, flowerbeds, lawn space et cetera.

**Parking** There is parking to the rear of the property. We are advised by the seller that there was previously a single garage (see the walk-through viewing video for details) and additional parking space beyond where the garage previously stood.

**Chain details** The properties offered for sale with early vacant possession and no further upward chain delay.

**Tenure** Cardwells Estate Agents Bolton pre marketing research indicates that the property is freehold.

**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 C at an annual cost of around £1,909 per annum as of 2025.

**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 in the Dunscar Fold 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 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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.

