

# FOR SALE

## BY WAY OF TENDER

ON BEHALF OF  
BOLTON SCHOOL

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



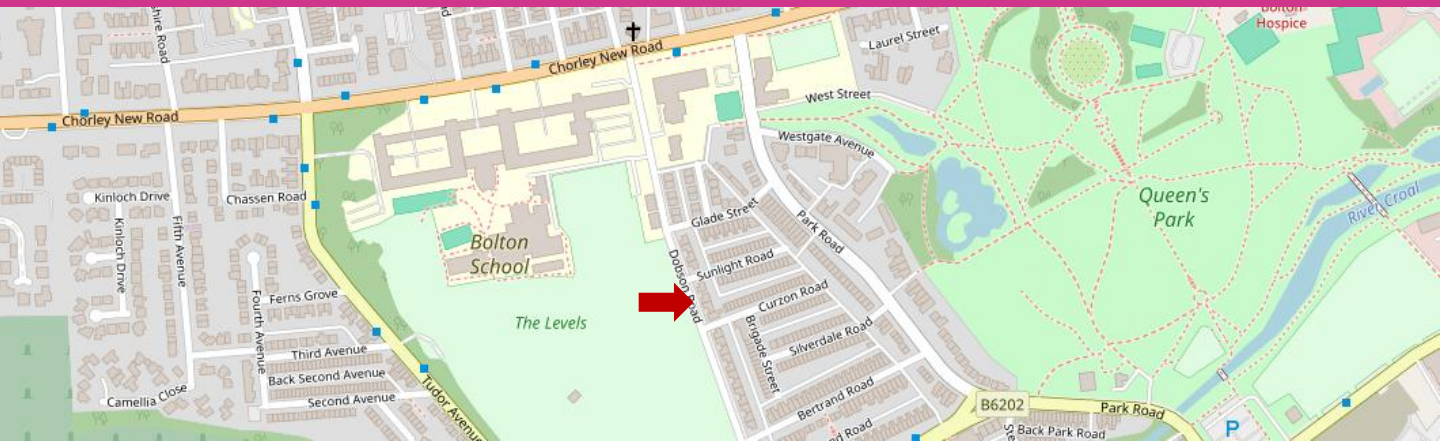
**3 BEDROOM  
RESIDENTIAL DWELLING**  
**146.4 SQ M (1,576 SQ FT)**



**74 DOBSON ROAD  
BOLTON  
BL1 4RL**

**GUIDE PRICE**  
**£225,000 –**  
**£250,000**

- **Three-bedroom residential property in a sought-after Bolton location**
- **Positioned just off Chorley New Road close to Bolton School**
- **Recently repainted throughout with newly fitted carpets**
- **Small private yard to rear**
- **On street parking to front**
- **Convenient access to Bolton Town Centre, local amenities and the M61 motorway**
- **To be sold by way of informal tender**



### LOCATION

The subject property is situated on Dobson Road in Bolton, a predominantly residential area located just off Chorley New Road. The property benefits from close proximity to Bolton School and is conveniently positioned approximately 1.5 miles (2.4 km) west of Bolton Town Centre, 11 miles (17.7 km) north-west of Manchester City Centre and 4 miles (6.4 km) south-east of Horwich.

The area benefits from strong transport connectivity, with Chorley New Road (A673) providing direct access to Bolton Town Centre, Horwich and the wider regional motorway network, including Junctions 5 and 6 of the M61 motorway approximately 3 miles (4.8 km) to the west. The location also offers convenient access to local schooling, leisure facilities and retail amenities, with regular public transport services operating along Chorley New Road.

### DESCRIPTION

The subject property comprises a traditional end terraced residential dwelling arranged over ground and first floor levels, with additional loft space and basement.

The accommodation provides for a well-proportioned living space including a reception room, kitchen, dining room, three bedrooms, an ensuite and family bathroom. The property has recently undergone a programme of refurbishment, including redecoration throughout, together with the installation of new carpets, presenting the accommodation in good internal condition and suitable for immediate occupation.

Externally, the property benefits from a private rear garden and on-street parking provision, typical of the surrounding residential area.

The property is considered suitable for continued owner-occupational use and also offers potential appeal to private investors seeking rental accommodation in a well-established residential location close to Bolton School, Chorley New Road and Bolton Town Centre.

HMO use is not considered appropriate and any offers on this basis will not be considered.

### TENURE

There will be a new 999 year Leasehold title put in place upon the sale of the property.

### VAT

VAT is not applicable.

### FOR SALE

Guide price £225,000 - £250,000.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	63.9	688
First Floor	61.5	662
Basement	21.0	226
<b>TOTAL</b>	<b>146.4</b>	<b>1,576</b>

### SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### EPC

Energy Rating: D (58) – Valid until 26<sup>th</sup> September 2026.

A full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

## METHOD OF SALE

Offers are invited **before 12 Noon on Friday 3<sup>rd</sup> July 2026.**

Offers submitted thereafter may not be considered.

Offers are to be provided in writing and emailed to [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com) for consideration by our client.

Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to request confirmation of any offer requirements.

## VIEWING

Block viewings will be taking place on the following days:

- Friday 5<sup>th</sup> June 2026 – 10.00am to 11.00am
- Friday 12<sup>th</sup> June 2026 – 10.00am to 11.00am
- Friday 19<sup>th</sup> June 2026 – 10.00am to 11.00am
- Friday 26<sup>th</sup> June 2026 – 10.00am to 11.00am

Please note that the above viewings will be the only opportunities to view.

**Telephone:** 01204 522275

**Contact:** Lois Sutton

**Email:** [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Contact:** Kieran Sutton

**Email:** [ksutton@lambandswift.com](mailto:ksutton@lambandswift.com)

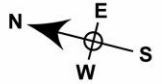
**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ





## 74 Dobson Road, Bolton

### Total Approx. Floor Area 1576 Sq.ft. (146.4 Sq.M.)



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

