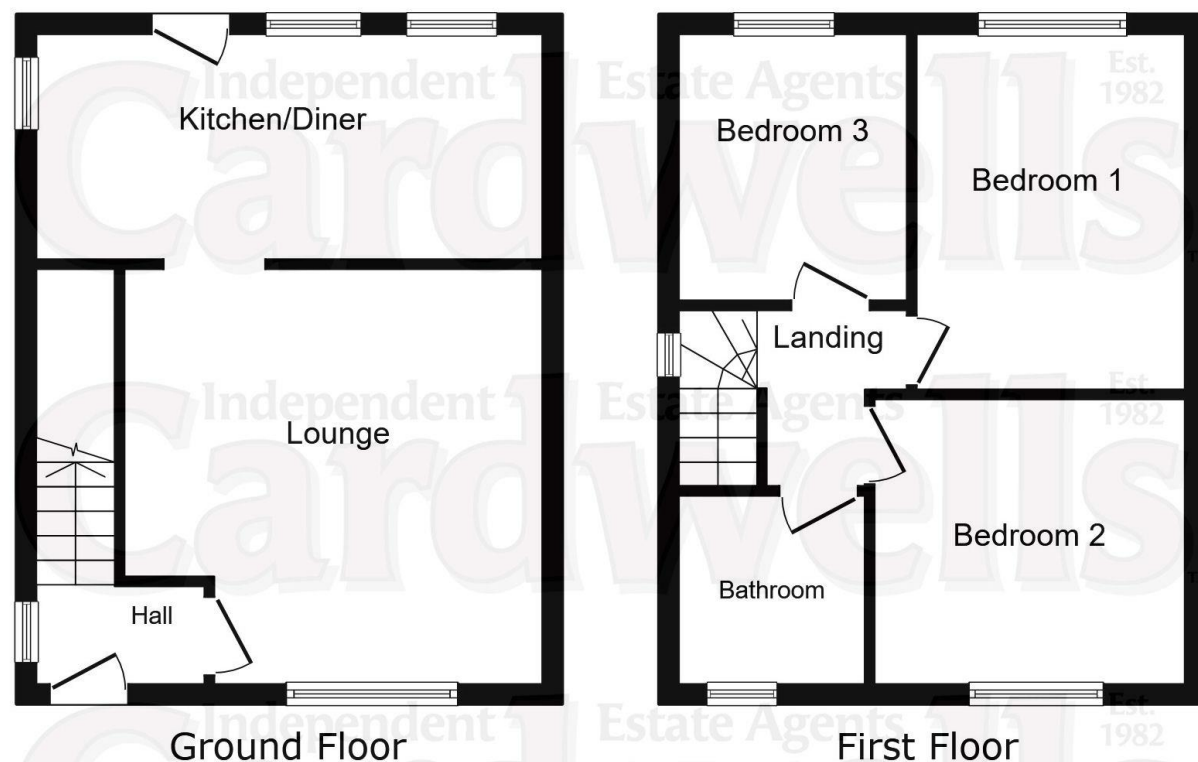
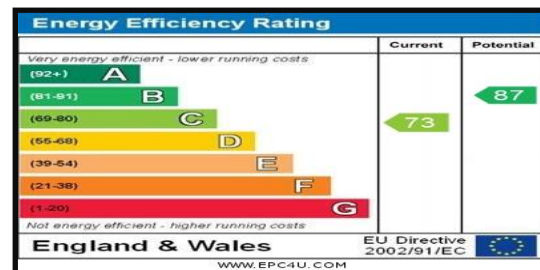




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25 MALTON AVENUE, BOLTON, LANCASHIRE BL3 4JH



- For sale by auction
- End terrace property
- Three bedrooms
- Lounge and modern kitchen/diner
- Ideal for investment or a family home
- Driveway parking
- Requires general modernisation
- Large rear garden



Auction Guide Price £114,000

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
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982

For sale by auction. An excellent opportunity to acquire this three-bedroom end terraced property, offered for sale by auction and presenting an ideal investment or renovation project for buyers looking to add value. The accommodation comprises an entrance into a spacious lounge and a kitchen/diner to the ground floor. Whilst the property would benefit from a programme of modernisation throughout, the kitchen has been updated and installed within recent years, providing a solid starting point for any refurbishment plans. To the first floor are three well-proportioned bedrooms together with a three-piece family bathroom. Externally, the property benefits from a driveway to the front, providing off-road parking, whilst to the rear is a generous garden offering excellent potential for landscaping, family use or future enhancement, subject to any necessary consents. The property is conveniently situated within easy reach of a range of local amenities, making it an attractive option for both owner-occupiers and investors. Bolton town centre offers an excellent selection of retail, leisure and dining facilities, including Market Place Shopping Centre, Bolton Market, supermarkets and high street retailers, all within approximately two miles of the property. For commuters, the area benefits from excellent transport links, with Bolton Railway Station providing regular rail services to Manchester, Preston, Blackburn and beyond. The station is located within approximately two miles and forms part of Bolton Interchange, offering both rail and bus connections. Road users are well served by the nearby M61 motorway network, offering convenient access to Manchester, Preston, the M60 and the wider North West region. A variety of places of worship can be found within the surrounding area, including churches, mosques and other faith centres serving the local community. This property is expected to appeal to investors, developers and owner-occupiers seeking a home they can improve to their own taste and specification. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Ceiling light point, double glazed window to the side, laminate effect flooring.

Lounge: 13' 11" x 13' 10" (4.24m x 4.21m) Ceiling light point, radiator, double glazed window to the front, under stairs storage.

Kitchen diner: 17' 0" x 7' 7" (5.17m x 2.30m) Ceiling light point, double glazed windows to the rear and the side, door to the rear, range of fitted wall and base units with extractor fan, integrated electro hob and oven, space for a fridge/freezer, washing machine, dryer, sink with mixer tap and drainer.

Landing: Ceiling light point, double glazed window to side, loft access.

Bedroom 1: 11' 11" x 9' 0" (3.63m x 2.74m) Ceiling light point, double glazed window to the rear, radiator, laminate effect flooring.

Bedroom 2: 10' 5" x 9' 9" (3.17m x 2.97m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 8' 11" x 7' 9" (2.72m x 2.37m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 6' 11" x 6' 4" (2.10m x 1.92m) Ceiling light point, radiator, double glazed window to the front, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, tiled splashback to the walls.

Externally: To the front of the property there is driveway parking with a large garden which is partially flagged with lawn area to the rear and a storage shed.

Parking: Driveway parking

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 £1432

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' area.

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

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

