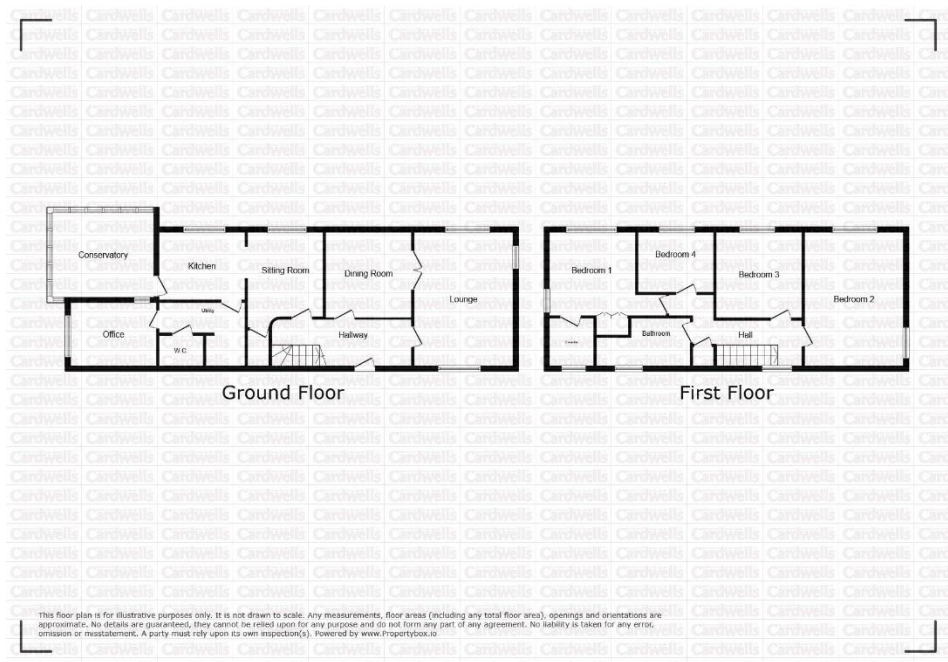




LADYBRIDGE LANE, HEATON, BL1 5DE



- Four bedroom detached house
- Three reception rooms
- En suite and house bathroom
- Requires modernisation
- Development potential
- Sought after location
- Sizable gardens
- No onward chain delay



£800,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located on the highly regarded Ladybridge Lane within Lostock, this sizable four bedroom detached property does require updating/modernisation however it sits on a plot of remarkable size and interest which could potentially provide scope for future and further development subject to relevant planning permissions being sought and obtained. The location is well regarded being close to well regarded schools, recreational activities, pleasant distant views and having excellent road and rail access to Bolton, Horwich, Chorley and beyond. Ladybridge Lane is located approximately halfway between Bolton and Horwich and such is only a few gear changes away from the Middlebrook development and all the facilities thereon. Early viewing is advised as properties and plots with this potential rarely come to the market and we anticipate a great deal of interest. Viewings can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, online at cardwells.co.uk or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 18' 1" x 6' 11" (5.5m x 2.1m) Glazed door to the front elevation leading into the hole. Stairs lead off to the first floor landing.

Lounge: 17' 9" x 12' 6" (5.40m x 3.80m) Double glazed windows to the front, rear and side elevations. Tiled fireplace.

Dining Room: 10' 10" x 10' 2" (3.3m x 3.1m) Double glazed window to the rear elevation.

Breakfast kitchen: 10' 10" x 8' 6" (3.3m x 2.6m) Kitchen area has double glazed window to the rear elevation. Door to the side elevation. Range of base and wall mounted cabinets. Inset sink and drainer. Electric hob and oven.

Dining Area: 10' 2" x 9' 6" (3.1m x 2.9m) Double glazed sliding patio doors to the rear elevation. Door leads through to an inner hall with utility area and Guest WC

Guest wc: 5' 7" x 3' 11" (1.7m x 1.2m) Two piece suite.

Study/office: 10' 10" x 7' 7" (3.3m x 2.3m) Double glazed window to the side and rear elevations.

First Floor Landing: Stairs lead off the hall to the first floor landing. Storage.

Bedroom One: 17' 9" x 10' 6" (5.4m x 3.2m) Double glazed window to the rear and side elevations.

Bedroom Two: 10' 10" x 10' 6" (3.3m x 3.2m) Double glazed window to the rear and side elevations. Built-in wardrobe. Door to:

En-Suite: 6' 5" x 6' 3" (1.96m x 1.9m) High level double glazed window to the front elevation. three piece coloured suite comprising: bath, pedestal wash hand basin and close coupled w.c.

Bedroom Three: 10' 2" x 9' 10" (3.1m x 3.0m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Four: 9' 6" x 7' 7" (2.9m x 2.3m) Double glazed window to the rear elevation. Fitted wardrobes

Bathroom: 11' 2" x 6' 7" (3.4m x 2.0m) High-level double glazed window to the front elevation. Three piece suite comprising: corner shower cubicle, vanity sink and storage, close coupled w.c.

Externally: The property sits on a good sized plot which has potential for development, subject to relevant planning permissions being sought and obtained. There is driveway parking leading to a detached garage with power and lighting.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.37 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is in a conservation area of Chorley New Road

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.

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

Thinking of selling or letting: 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.

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

