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**NEW HALL LANE, HEATON, BL1 5LN**



- Commercial property for sale
- Currently used as a hairdresser/salon
- Accommodation over 2 levels
- Ground floor salon, 6 treatment chairs
- uPVC D.G, Vaillant combi boiler
- Open plan office/landing & kitchen
- Superb location just off Chorley Old Rd
- Walkthrough viewing video available



**£126,000**

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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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Commercial premises, which is currently used as a salon. Situated on new Hall Lane, just off Chorley old Road. This is a superb location; being near to a relatively densely populated residential area, and close to transport links and just off one of the main arterial roads in and out of Bolton. Accommodation over two levels. To the ground floor space is currently used as an open plan salon with space for six treatment chairs, to the first floor. There is an open plan, landing/office, kitchen and WC/washroom. Potentially suiting a variety of uses, the property benefits from uPVC double glazing, a Vaillant gas combination central heating boiler and there really is a great deal to admire. A personal viewing can be arranged by calling

Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk) and a walk through viewing video is available to watch.

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

**Ground floor salon:** 21' 5" x 12' 4" (6.530m x 3.762m) Measured to maximum points into the uPVC bay window to the front. The salon area takes up virtually all of the ground floor of the property, there are uPVC bay windows to the front and above the quality entrance door. The salon/shop area is flooded with natural light, there are two radiators, an emergency fire exit door, storage space under the stairs and a door off to the staircase which leads to the first floor.

#### **First floor:**

**Landing/open plan office:** 11' 9" x 12' 2" (3.588m x 3.717m) Ceiling, spotlighting, stairs, down to the salon, radiator, loft, access point, internal window from the kitchen.

**Kitchen:** 8' 4" x 6' 5" (2.552m x 1.950m) uPVC window to the front, wall mounted Vaillant eco-tech pro boiler, stainless steel sink with storage space below.

**W.C room:** 6' 0" x 3' 6" (1.841m x 1.074m) Fitted with a modern white, dual flush, WC and wash hand basin with built under storage space, uPVC window, ceramic wall, tiling, radiator.

**Chain details:** The property is sold with no further upward chain.

**Tenure:** We are advised the property is Leasehold, further details to follow

**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](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.

**Thinking of selling:** If you are thinking of selling 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](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.

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

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