

## BRADSHAW ROAD, BRADSHAW, BL2 4JR



- Stone semi detached cottage
- Attention Builders/investors/speculators
- Accommodation over three levels
- Wonderful far reaching views
- Requires comprehensive refurbishment
- Private garden ideal for entertaining
- Run in parking area to front
- Wonderful potential to develop



**Auction Guide Price £175,000**

### 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

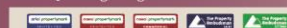
### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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.





Offered for sale via auction is this two bedroom stone semi detached cottage which enjoys magnificent and far reaching countryside views. It is fair to point out that the property requires comprehensive upgrading and refurbishment work to fulfil its potential. The views are spectacular and the property is bursting with potential to create a really special home. The stone cottage enjoys accommodation which briefly comprises: entrance porch, living room, lounge/diner, first floor landing, master bedroom with wash hand basin and ensuite shower, second bedroom with wash hand basin and WC/washroom, to the lower level are two rooms and a rear entrance porch which opens onto the garden. The garden is primarily to the side of the property and is private in nature with stone walls and mature shrubs and trees. The vast majority of the property is double glazed and there is oil central heating with an oil tank in the garden. The property is sold with vacant possession and no further upward chain delay. 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 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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

**Entrance porch:** 6' 5" x 5' 3" (1.954m x 1.607m) Stone flagged floor, uPVC window to each side, entrance door.

**Living room:** 12' 10" x 14' 7" (3.923m x 4.441m) uPVC window to the front, uPVC window to the side, exposed stone chimney breast.

**Open plan kitchen diner:** 11' 9" x 14' 2" (3.570m x 4.309m) Large picture uPVC window which enjoys the wonderful views over the countryside and beyond, the kitchen area is fitted with a range of matching drawers, base and wall cabinets, electric hob, sink with second uPVC window to enjoy the wonderful views, door off two steps which lead down to the cellar, and stairs off the dining area up to the first floor.

**First floor landing:** 5' 10" x 2' 10" (1.775m x 0.873m) Loft access point.

**Bedroom 1:** 14' 6" x 12' 11" (4.411m x 3.940m) uPVC window to the front, wash hand basin, there is an opening into an en suite shower area.

**Bedroom 2:** 10' 9" x 8' 6" (3.267m x 2.598m) uPVC window to the rear which enjoys a wonderful far reaching views, wash hand basin, radiator, fitted wardrobe/storage space.

**WC/Washroom:** 5' 5" x 2' 9" (1.641m x 0.830m) A two-piece suite comprising WC and wash hand basin, ceramic wall tiling, single glazed window to the rear.

Lower level. The steps down from the kitchen lead to the lower level.

**Hallway:** 8' 6" x 3' 0" (2.595m x 0.927m) uPVC window overlooking the garden.

**Cellar room:** 16' 0" x 14' 2" (4.866m x 4.316m) Measured at maximum points into the under stairs storage area, radiator, fuse box, electric meter, water meter.

**Cellar room 2:** 14' 4" x 8' 7" (4.366m x 2.618m) Power and lighting, sink, oil boiler, uPVC window overlooking the side garden.

**Rear entrance porch:** 7' 3" x 6' 3" (2.207m x 1.905m) uPVC window to the side, doors off to either side of the porch.

**Garden:** There is a generous cottage style garden to the side of the property with raised stone flowerbeds, beautiful mature trees, shrubs and plants. The garden area may offer a perfect space for entertaining.

**Chain details:** The property is sold with vacant possession and no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is freehold, though we encourage everyone to read the auction pack to clarify any matters of importance to you.

**Bolton council tax:** The property is located in the borough of Bolton and the Council tax band rating is C with an approximate annual cost of around £2,015.

**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 not within a 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 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 at your convenience.

**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

