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PARK HILL STREET, HEATON, BOLTON, BL1 4AR



- Detached office building
- Close to Bolton town centre
- Circa 805 sq ft over 2 levels
- Recently an accountancy practice
- May suit a change to residential STPP
- Parking to the front, EPC C
- Electric heating, electric shutters
- Sold via auction with no upward chain



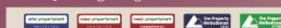
Auction Guide Price £67,500

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The Coach House is a detached two story office building with accommodation over two levels extending to approximately 805 ft.² / 74.8 square meters. Most recently the building has been used for an accountancy practice, however there may well be potential for residential usage subject to all the relevant permissions and regulation. The property is sold via auction in April 2026. Positioned within walking distance of the town centre of Bolton and nestled between Chorley New Road and Chorley Old Road, there are excellent everyday amenities including: shops, restaurants, and superb transport links near by. There is one car parking space on the concrete hardstanding to the front. The accommodation on offer briefly comprises; reception hallway, generous ground floor office, first floor landing, kitchenette, washroom / WC room, and a generous first floor office. There is an electric roller shutter door to the entrance, electric storage heaters, a fire alarm system and a security alarm system. The rateable value is £6,000, paid to Bolton Council. In the first instance there is a walk through viewing video available to watch and Viewing is highly recommended to appreciate all that is on offer and this 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:

Ground floor reception hallway 14' 4" x 8' 2" (4.362m x 2.496m) Double glazed entrance door with matching double glazed window, fire alarm control panel, intruder alarm panel, wall mounted electric storage heater, stairs off to the first floor.

Ground floor office 19' 6" x 13' 7" (5.943m x 4.128m) The room is flooded with natural light from the four windows, two windows to the front, two windows to the side, storage heater, meter cupboard containing trip switch fuse box.

First floor landing 9' 3" x 8' 2" (2.811m x 2.498m) Loft access point.

Kitchenette 3' 10" x 4' 0" (1.175m x 1.222m) Stainless steel sink, electric water heater, base cabinet, display shelving

W/C Washroom 3' 11" x 4' 0" (1.193m x 1.217m) A white two-piece suite comprising WC and wash hand basin.

First floor office 19' 7" x 13' 6" (5.979m x 4.117m) 2UPVC windows to the front, one UPVC window to the side, wall mounted storage heater, entrance system phone, fitted blinds, neutral decorations

Parking There is one allocated car parking space immediately to the front of the building on the concrete hard standing

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

Energy Performance Certificate (EPC.) The property has an energy performance certificate rating of C and is valid until 8th February 2036.

Note The property is owned by a member of the Fivegate Ltd team.

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 at your convenience.

Thinking of selling or letting a property 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

