

FOR SALE

ON BEHALF OF
BOLTON SCHOOL

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

BY WAY OF TENDER

**3 BEDROOM
RESIDENTIAL DWELLING**
141.6 SQ M (1,504 SQ FT)



**76 DOBSON ROAD
BOLTON
BL1 4RL**

GUIDE PRICE
£225,000 –
£250,000

- **Three-bedroom residential property in a sought-after Bolton location**
- **Positioned just off Chorley New Road close to Bolton School**
- **Recently repainted throughout with newly fitted carpets**
- **Small private yard to rear**
- **On street parking to front**
- **Convenient access to Bolton Town Centre, local amenities and the M61 motorway**
- **To be sold by way of informal tender**



LOCATION

The subject property is situated on Dobson Road in Bolton, a predominantly residential area located just off Chorley New Road. The property benefits from close proximity to Bolton School and is conveniently positioned approximately 1.5 miles (2.4 km) west of Bolton Town Centre, 11 miles (17.7 km) north-west of Manchester City Centre and 4 miles (6.4 km) south-east of Horwich.

The area benefits from strong transport connectivity, with Chorley New Road (A673) providing direct access to Bolton Town Centre, Horwich and the wider regional motorway network, including Junctions 5 and 6 of the M61 motorway approximately 3 miles (4.8 km) to the west. The location also offers convenient access to local schooling, leisure facilities and retail amenities, with regular public transport services operating along Chorley New Road.

DESCRIPTION

The subject property comprises a traditional end terraced residential dwelling arranged over ground and first floor levels.

The accommodation provides for a well-proportioned living space including a reception room, kitchen, dining room, three bedrooms and family bathroom. The property also benefits from a basement, providing useful additional storage. The property has recently undergone a programme of refurbishment, including redecoration throughout, together with the installation of new carpets, presenting the accommodation in good internal condition and suitable for immediate occupation.

Externally, the property benefits from a private rear garden and on-street parking provision, typical of the surrounding residential area.

The property is considered suitable for continued owner-occupational use and also offers potential appeal to private investors seeking rental accommodation in a well-established residential location close to Bolton School, Chorley New Road and Bolton Town Centre.

HMO uses is not considered appropriate and any offers on this basis will not be considered.

FOR SALE

Guide price £225,000 - £250,000.

TENURE

The property is held Leasehold under title number GM211752 for a term of 999 years, starting 24/11/1897.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	61.7	644
First Floor	59.0	635
Basement	20.9	225
TOTAL	141.6	1,504

VAT

VAT is not applicable.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

Energy Rating: D (64) – Valid until 21ST June 2032.

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

METHOD OF SALE

Offers are invited **before 12 Noon on Friday 3rd July 2026.**

Offers submitted thereafter may not be considered.

Offers are to be provided in writing and emailed to lsutton@lambandswift.com for consideration by our client.

Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to request confirmation of any offer requirements.

VIEWING

Block viewings will be taking place on the following days:

- Friday 5th June 2026 – 10.00am to 11.00am
- Friday 12th June 2026 – 10.00am to 11.00am
- Friday 19th June 2026 – 10.00am to 11.00am
- Friday 26th June 2026 – 10.00am to 11.00am

Please note that the above viewings will be the only opportunities to view.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

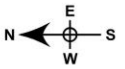
Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



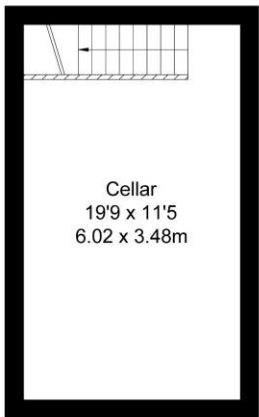


76 Dobson Road, Bolton

Total Approx. Floor Area 1504 Sq.ft. (141.6 Sq.M.)



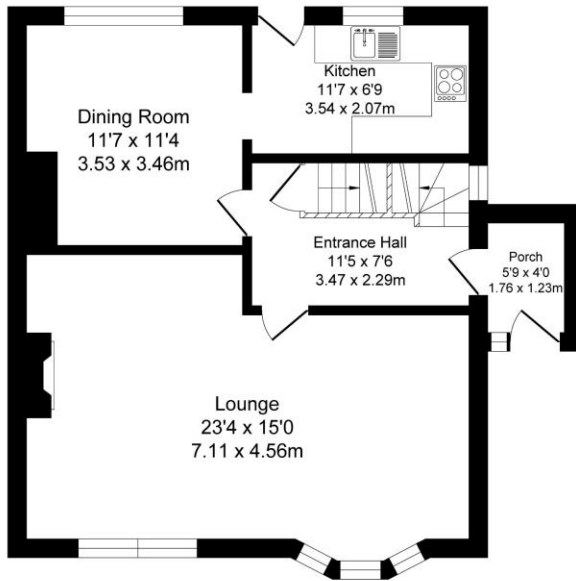
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar
19'9 x 11'5
6.02 x 3.48m

Cellar

Approx. Floor Area 225 Sq.Ft
(20.9 Sq.M.)



Dining Room
11'7 x 11'4
3.53 x 3.46m

Kitchen
11'7 x 6'9
3.54 x 2.07m

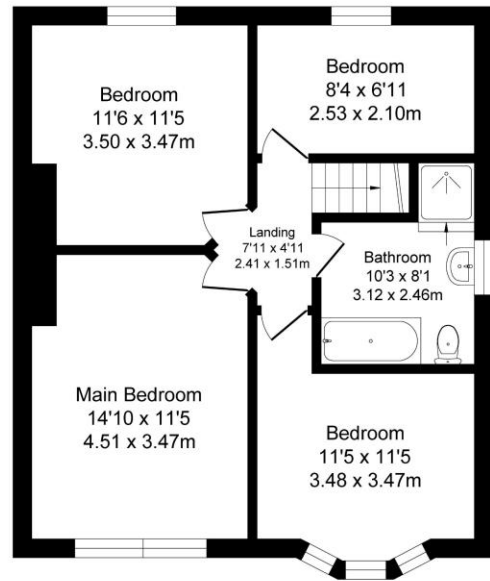
Entrance Hall
11'5 x 7'6
3.47 x 2.29m

Porch
5'9 x 4'0
1.76 x 1.23m

Lounge
23'4 x 15'0
7.11 x 4.56m

Ground Floor

Approx. Floor Area 644 Sq.Ft
(61.7 Sq.M.)



Bedroom
11'6 x 11'5
3.50 x 3.47m

Bedroom
8'4 x 6'11
2.53 x 2.10m

Landing
7'11 x 4'11
2.41 x 1.51m

Bathroom
10'3 x 8'1
3.12 x 2.46m

Main Bedroom
14'10 x 11'5
4.51 x 3.47m

Bedroom
11'5 x 11'5
3.48 x 3.47m

First Floor

Approx. Floor Area 635 Sq.Ft
(59.0 Sq.M.)