



BATTENBERG ROAD, BOLTON, BL1 3BQ



- For sale via auction
- Ideal investment opportunity
- Requires upgrading
- Attention investors
- 2 bedroom terrace
- Lounge/kitchen diner
- White bathroom suite
- Ideal buy to let



Auction Guide Price £69,995

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
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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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Offered for sale via auction and probably of particular interest to property investors and speculators is this two bedroom mid terrace property which requires cosmetic internal updating to total fulfil its potential. This may well be of interest to existing landlords who are looking to add to their rental property portfolio or perhaps owner occupiers looking to improve and modernise a property to their own tastes and specifications. Situated in a consistently popular residential area just off Chorley Old Road there are superb everyday amenities nearby including: shops, houses of worship, schools, transport links, sporting facilities etc.

The accommodation on offer briefly comprises: entrance vestibule, living room, kitchen/diner, first floor landing, two bedrooms and a white bathroom suite. There are garden areas to the front and the rear. The property is sold with no further upward chain delay and in the first instance there is a walk through video available to watch. Following this 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 58 m²/624 ft.².

Entrance vestibule: 3' 5" x 3' 2" (1.042m x 0.973m) uPVC double glazed entrance door with arched uPVC window above.

Living room: 12' 7" x 11' 9" (3.830m x 3.581m) uPVC window to the front, radiator, fuse box cupboard.

Kitchen diner: 11' 10" x 11' 5" (3.607m x 3.490m) A fitted kitchen with a generous range of matching drawers, base and wall cabinets, oven/grill, gas hob with extractor over, Main Eco Compact gas combination central heating boiler, stainless steel sink and drainer, ceramic wall tiling, radiator, rear entrance door.

First floor landing: Measured at maximum points.

Bedroom 1: 11' 9" x 9' 7" (3.591m x 2.922m) uPVC window to the front, radiator.

Bedroom 2: 8' 4" x 7' 5" (2.536m x 2.249m) uPVC window to the rear, radiator.

Bathroom: 11' 3" x 4' 1" (3.429m x 1.251m) A white three-piece bathroom suite comprising: pedestal wash and basin, WC and bath with electric shower over, ceramic wall tiling, ceramic floor tiling, radiator, uPVC window.

Outside: The front garden is set behind a low-level brick wall with railings. Rear garden is fully enclosed and predominantly paved for easy maintenance.

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

Plot size: The overall approximate plot sizes around 0.01 of an acre.

Energy performance certificate: The EPC rating is D and the certificate is valid until the 7th of March 2031.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is Freehold.

Bolton council tax: The property is in the borough of Bolton and as such the council tax is payable to Bolton Council. The council tax rating is A at an approximate annual cost of around £1,511.

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 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 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

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