



BENNETTS LANE, BOLTON, BL1 6JE



- For sale by auction
- Bay fronted mid terraced
- 2 reception rooms
- 3 bedrooms, extended kitchen
- Updating required
- Family sized home
- Popular & convenient location
- Garden to front, yard to rear



Auction Guide Price £90,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

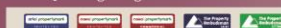
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



For sale by auction 27th July 2026. The auction will online, by phone, on floor and livestreamed by BTG Eddisions Property Auctions. A fantastic development opportunity is this bay fronted three bedroom mid terraced house. This family sized property is situated in a very popular location, close to local schools, Moss bank park and transport links. There are two reception rooms and extended kitchen, three bedrooms and a bathroom. The property requires updating throughout, offering great potential. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwell.co.uk or by email bolton@cardwells.co.uk. The accommodation briefly comprises, Vestibule, entrance hall, lounge, dining room and an extended kitchen. Upstairs there are three bedrooms and a bathroom. The property also benefits from gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Vestibule:

Entrance hall: Radiator, staircase to the landing

Lounge: 16' 0" x 11' 6" (4.87m x 3.50m) uPVC double glazed bay window front aspect, fireplace , radiator coving to the ceiling

Dining room: 14' 0" x 12' 2" (4.26m x 3.71m) uPVC double glazed window rear aspect, radiator.

Kitchen: 17' 9" x 7' 6" (5.41m x 2.28m) uPVC double glazed window, timber framed door rear aspect, radiator. Built under stairs storage cupboard.

Landing: Doors lead to

Bedroom 1: 15' 2" x 12' 0" (4.62m x 3.65m) uPVC double glazed window front aspect, radiator, built-in wardrobes, fireplace.

Bedroom 2: 11' 9" x 9' 9" (3.58m x 2.97m) uPVC double glazed window rear aspect, fitted wardrobes, fitted wardrobes, radiator.

Bedroom 3: 9' 0" x 7' 7" (2.74m x 2.31m) uPVC double glazed window rear aspect, radiator below.

Bathroom: 9' 7" x 4' 5" (2.92m x 1.35m) Enclosed bath, wash basin, close coupled WC, radiator, skylight window.

Outside: There is a garden to the front and an enclosed rear yard. A gate gives access to the rear lane.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 990 years from 12 May 1896

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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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