



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**AUBURN STREET, BOLTON, BL3 6UE**



- Extended mid terraced property
- Two double bedrooms
- Family bathroom and wet room
- Two reception rooms
- Close to many local amenities
- Gas central heating
- Double glazing
- Close to commuter routes



**£155,000**

**BOLTON**

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T: 01204 381 281  
E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ  
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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
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Offered for sale with NO ONWARD CHAIN is this well presented, recently decorated and carpeted mid terraced property located within a popular area of Bolton, just off St Helens Road. Auburn Street is well placed for many local shops, places of worship and commuter routes. Internally the property is a good size and comprises an entrance hallway, lounge, dining room, kitchen and wet room to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Externally the property is pavement fronted with an enclosed yard to the rear with a gate leading to the rear of the property. Further benefits to the property include gas central heating and double glazing. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Vestibule:** Door leading into the entrance hallway.

**Hallway:** Ceiling light point, radiator.

**Lounge:** 13' 11" x 9' 11" (4.23m x 3.03m) Ceiling light point, wall lamps, radiator, gas fire, double glazed window to the front.

**Dining room:** 13' 4" x 12' 9" (4.06m x 3.89m) Ceiling light point, radiator, wall mounted gas heater, double glazed window to the rear, stairs leading to the first floor.

**Kitchen:** 9' 1" x 8' 2" (2.78m x 2.48m) Ceiling light point, double glazed window to the side, door to the side, range of fitted wall and base units with space for a gas cooker, for freezer, stainless steel sink with mixed tap and drainer, tiled walls.

**Wet room:** 7' 8" x 5' 7" (2.33m x 1.70m) Ceiling light point, extractor fan, radiator, WC, sink, electric shower, storage cupboard, double glazed window to side, tiled walls.

**Landing:** Ceiling light point, loft access.

**Bedroom 1:** 13' 4" x 12' 9" (4.06m x 3.89m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom 2:** 15' 9" x 7' 11" (4.80m x 2.41m) Ceiling light point, double glazed window to the rear, radiator, wall mounted gas heater.

**Bathroom:** 10' 0" x 5' 1" (3.04m x 1.55m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panel bath, tiled splashback to the walls.

**Outside:** The property is pavement fronted with an enclosed yard to the rear with a gate leading to the rear of the property.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 4000 years from 17 July 1895

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

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

**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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 Estate Agents Bolton 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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