

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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

Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

FLORENCE AVENUE, BOLTON, BL1 8RQ



- For sale by auction
- Traditional bay fronted terraced
- 2 bedrooms
- 2 reception rooms
- Ideal project, excellent potential
- Good local amenities
- Easy reach of Bolton
- Updating required



Auction Guide Price £110,000

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

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

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.

Independent Estate Agents Est. 1982
Cardwells



For sale by auction, a traditional bay fronted mid terraced house, situated in a very popular and convenient location. The property would make an ideal project, with first time buyers and 'buy to let' landlords in mind. Astley bridge has good local amenities, including, schools, shops, Asda supermarket, and transport links. Bolton town centre is within easy reach. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Vestibule, entrance hall, lounge, dining room and a kitchen. Upstairs there are two good sized bedrooms and a wet room. Outside, there is a small garden to the front and a yard to the rear, with an attached outhouse/WC.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance vestibule: Quarry tiled floor, coving to the ceiling.

Hallway: Wall mounted electric heater, coving to the ceiling staircase to the landing, doors lead to

Lounge: Double glazed bay window front aspect, wall mounted electric heater, coving to the ceiling.

Dining room: 14' 1" x 12' 0" (4.29m x 3.65m) Double glazed window rear yard aspect, wall mounted gas fire, wall mounted electric heater, built in under stairs storage cupboard, with fitted shelving.

Kitchen: 8' 0" x 7' 0" (2.44m x 2.13m) Double glazed window and a wooden door, rear yard aspect, fitted wall and base units, stainless steel sink unit, space for a washing machine, space for a cooker and a fridge.

Landing: Access to the loft, doors lead to

Bedroom 1: 14' 0" x 12' 6" (4.26m x 3.81m) Double glazed window front aspect.

Bedroom 2: 14' 7" x 9' 2" (4.44m x 2.79m) Double glazed window rear aspect, wall mounted electric heater, fitted airing cupboard.

Wet room: 9' 0" x 4' 5" (2.74m x 1.35m) Double glazed window rear aspect, shower cubicle, close coupled WC, wash basin, tiling to the walls, extractor fan, wall mounted electric heater.

Outside: To the front there is a small garden to the front, with plant displays. To the rear there is an enclosed paved yard, with an attached outhouse/WC. A gate gives access to the rear lane.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

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 area.

Plot size: Cardwells estate agents Bolton research indicates the property is 0.02 acre.

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 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 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 or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

