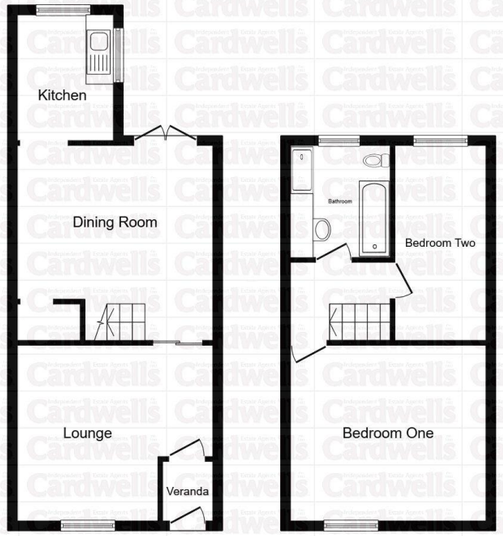


Ground Floor




First Floor

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

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# HIGH STREET, TURTON, BL7 0EX




- Freehold stone cottage in Chapeltown
- Thought to date from circa 1860
- Ideal to update and refurbish to taste
- Potential to modernise, ideal investment
- Being sold via auction, no chain delay
- Partial uPVC DG, gas combi CH
- Lounge, dining rm, kit, 2 beds & bathrm
- Walkthrough viewing video to watch







## Auction Guide Price £190,000

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11 Institute St, Bolton, BL1 1PZ
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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.

Offered for sale via auction is this Freehold stone two bedroom cottage situated in the beautiful semi rural village of Chapeltown, BL7 thought to date from around 1860. Stunning countryside is nearby ideal to be explored on foot or bicycle with the West Pennine Moors, Wayoh Reservoir and Jumbles all nearby. The Chetham Arms restaurant, Edgworth Primary School, Edgworth Cricket Club, shops and cafes of Edgworth are all nearby, as is Entwistle and Bromley Cross train stations which directly serve; Manchester, Salford, Bolton and Blackburn. It is fair to point out that the property requires internal cosmetic updating works to totally fulfil its potential, and subject to all appropriate planning permissions and regulations. There is potential to extend the building further perhaps to the rear or maybe into the loft space. The accommodation on arthur briefly comprises: entrance vestibule, living room wood exposed stone to one wall and the chimney breast, dining room with double doors off to the rear garden, kitchen, first floor landing, two double bedrooms and the bathroom with white three-piece suite. Externally there is an enclosed garden area to the rear with stone storage out building.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance vestibule:** 4' 5" x 3' 11" (1.350m x 1.187m) Timber single glazed entrance door, with door off into the living room.

**Living room:** 14' 0" x 12' 5" (4.273m x 3.773m) Measured at maximum points. Exposed stonework to one wall and the chimney breast, radiator, tall single glazed feature window to front, gas central heating system thermostat mounted to the wall.

**Dining room:** 13' 6" x 14' 0" (4.103m x 4.273m) Measured at maximum points. Exposed stonework to one wall and the chimney breast, radiator, tall single glazed feature window to front, gas central heating system thermostat mounted to the wall.

**Kitchen:** 9' 1" x 6' 11" (2.758m x 2.108m) Windows to the rear and the side, radiator, hand painted ceramic wall tiling.

**First floor landing:** 8' 5" x 5' 7" (2.553m x 1.696m)

**Master bedroom:** 13' 11" x 12' 7" (4.230m x 3.840m) Tall feature single glazed window to the front, radiator.

**Bedroom 2:** 14' 0" x 6' 7" (4.264m x 1.998m) uPVC window to the rear, radiator.

**Bathroom:** 7' 3" x 8' 1" (2.205m x 2.457m) Measured at maximum point. A white three-piece bathroom suite comprising: pedestal wash hand basin, bath with shower over and dual flush WC, concealed ideal gas combination central heating boiler, radiator, uPVC window.

**Outside:** Rear garden is enclosed and is predominantly a yard for easy maintenance with a stone storage outbuilding.

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

**Plot size:** The overall approximate plot size is around 0.02 of an acre.

**Tenure:** Our clients advise us that the property is freehold. We of course encourage all interested parties to read the auction pack.

**Council tax:** The property is located in the borough of Blackburn and Darwen and the tax band rating is C at an approximate annual cost of £2,182.

**Flood risk informtion:** 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 within the Chapeltown Conservation Area.

**Auction details:** We are marketing this property in conjunction with our auction partners BTG Eddisons Property Auctions (formally Pugh and Co) and the contact there is Will Thompson who will be pleased to handle offers in advance of the auction etc. The office number for Mr Will Thompson is 01619562998

**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.

**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















