

FOR SALE

BY WAY OF TENDER

3 BEDROOM

RESIDENTIAL DWELLING

182.4 SQ M (1,521 SQ FT)

ON BEHALF OF
BOLTON SCHOOL



Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**78 DOBSON ROAD
BOLTON
BL1 4RL**

**GUIDE PRICE
£225,000 –
£250,000**

- **Three-bedroom residential property in a sought-after Bolton location**
- **Positioned just off Chorley New Road close to Bolton School**
- **Recently repainted throughout with newly fitted carpets**
- **Small private yard to rear**
- **On street parking to front**
- **Convenient access to Bolton Town Centre, local amenities and the M61 motorway**
- **To be sold by way of informal tender**



LOCATION

The subject property is situated on Dobson Road in Bolton, a predominantly residential area located just off Chorley New Road. The property benefits from close proximity to Bolton School and is conveniently positioned approximately 1.5 miles (2.4 km) west of Bolton Town Centre, 11 miles (17.7 km) north-west of Manchester City Centre and 4 miles (6.4 km) south-east of Horwich.

The area benefits from strong transport connectivity, with Chorley New Road (A673) providing direct access to Bolton Town Centre, Horwich and the wider regional motorway network, including Junctions 5 and 6 of the M61 motorway approximately 3 miles (4.8 km) to the west. The location also offers convenient access to local schooling, leisure facilities and retail amenities, with regular public transport services operating along Chorley New Road.

DESCRIPTION

The subject property comprises a traditional end terraced residential dwelling arranged over ground and first floor levels.

The accommodation provides for a well-proportioned living space including a reception room, kitchen, three bedrooms, an en suite and family bathroom, together with a basement and boarded loft space providing useful ancillary storage. The property has recently undergone a programme of refurbishment, including redecoration throughout together with the installation of new carpets, presenting the accommodation in good internal condition and suitable for immediate occupation.

Externally, the property benefits from a private rear garden and on-street parking provision, typical of the surrounding residential area. In addition, shutter access to the rear garden provides the option for secure off-street parking of vehicle(s) within the garden area.

The property is considered suitable for continued owner-occupational use and also offers potential appeal to private investors seeking rental accommodation in a well-established residential location close to Bolton School, Chorley New Road and Bolton Town Centre.

HMO use is not considered appropriate and any offers on this basis will not be considered.

TENURE

The property is held Leasehold under title number LA294966 for a term of 999 years, starting 24/11/1897.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	61.8	665
First Floor	58.9	634
Loft	41.1	442
Basement	20.6	222
TOTAL	182.4	1,521

FOR SALE

Guide price £225,000 - £250,000.

VAT

VAT is not applicable.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

Energy Rating: D (62) – Valid until 28th May 2036.

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

METHOD OF SALE

Offers are invited **before 12 Noon on Friday 3rd July 2026.**

Offers submitted thereafter may not be considered.

Offers are to be provided in writing and emailed to lsutton@lambandswift.com for consideration by our client.

Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to request confirmation of any offer requirements.

VIEWING

Block viewings will be taking place on the following days:

- Friday 5th June 2026 – 10.00am to 11.00am
- Friday 12th June 2026 – 10.00am to 11.00am
- Friday 19th June 2026 – 10.00am to 11.00am
- Friday 26th June 2026 – 10.00am to 11.00am

Please note that the above viewings will be the only opportunities to view.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ

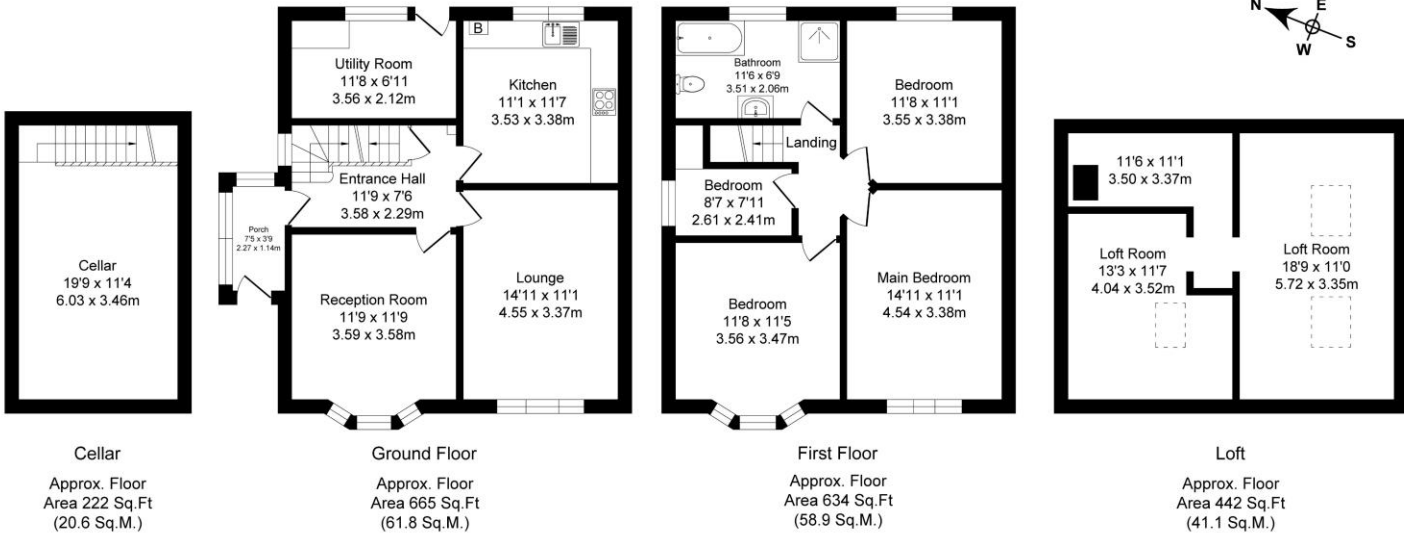




78 Dobson Road, Bolton

Total Approx. Floor Area 1521 Sq.ft. (182.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar
Approx. Floor Area 222 Sq.Ft (20.6 Sq.M.)

Ground Floor
Approx. Floor Area 665 Sq.Ft (61.8 Sq.M.)

First Floor
Approx. Floor Area 634 Sq.Ft (58.9 Sq.M.)

Loft
Approx. Floor Area 442 Sq.Ft (41.1 Sq.M.)