



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

WIGAN ROAD, DEANE, BL3 4RG



- Extended Semi detached
- Consistently popular location
- Attention property speculators
- Ideal to update to own taste/spec
- 2 bedrooms, white bathroom suite
- Generous rear garden
- Sold with no upward chain.
- Viewing video available to watch



Fixed £150,000

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

Independent Estate Agents
Cardwells Est. 1982

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.



Potentially ideal for investors / property speculators / developers or those looking to improve and update their next home to their own tastes and specifications. Situated on Wigan Road in Bolton, BL3 the semi detached property is ideally located for easy access to the motorway network via the M61, easy access to Bolton town centre, shops, transport links, houses of worship, restaurants and sporting clubs/facilities. It is fair to point out that the property could benefit from internal cosmetic updating works to totally fulfil its potential, and therefore maybe ideal for those looking to improve their next home. The accommodation briefly comprises: entrance vestibule, living room, dining room, kitchen, first floor landing, two bedrooms and a bathroom suite. Externally there is a sizable rear garden with generous lawn section and patio space. That really is an abundance of potential which can only be appreciated via a viewing. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: 3' 5" x 3' 4" (1.032m x 1.024m) UPVC entrance door with UPVC window above, ceramic tiled floor.

Living Room: 14' 2" x 13' 9" (4.321m x 4.188m) Double glazed window to the front, radiator, exposed stone fireplace with gas Fire.

Dining Room: 12' 6" x 13' 9" (3.800m x 4.188m) Wall mounted gas fire, stairs off to the first floor, opens into the kitchen.

Kitchen: 10' 5" x 10' 9" (3.173m x 3.271m) UPVC double glazed window enjoying the aspect over the rear garden, UPVC windows to the side, radiator, stainless steel single bowl sink and drainer.

First floor landing: 8' 8" x 5' 3" (2.650m x 1.597m) Loft access point.

Bedroom One: 13' 6" x 11' 6" (4.120m x 3.499m) Fitted wardrobes and storage cabinets to one wall, UPVC window to the front, radiator.

Bedroom Two: 15' 4" x 11' 6" (4.664m x 3.499m) Measured at maximum points. UPVC window overlooking the rear garden, radiator.

Bathroom: 9' 6" x 6' 7" (2.895m x 2.008m) A white three-piece bathroom suite comprising: WC, wash hand basin, bath with shower over, ceramic wall tiling.

Plot size: The overall approximate plot size extends to around 0.04 of an acre.

Rear Garden: The rear garden is of a generous size with a significant lawn section and patio space, well stocked shrubs and borders, mature trees enhance the privacy.

Chain details: The property is sold with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is Leasehold enjoying a term with around 885 years remaining. At the time of writing we do not yet know the annual Leasehold charge.

Agents Note: We have been informed there is a septic tank at the property

Bolton Council Tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A which is at an approximate annual price of around £1,511.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood Risk Information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

Energy performance certificate (EPC). The Energy Performance Certificate rating is D and this is valid until 5th March 2035

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 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

