

RUPERT STREET, GREAT LEVER, BL3 2DB



- Offered for sale via auction
- Accommodation over three levels
- In need of refurbishment
- Ideal for builders/property
- Two bedrooms & loft room
- Garage to rear (needs repair)
- Pleasant aspect to the front
- No upward chain delay



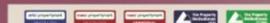
Auction Guide Price £68,500

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

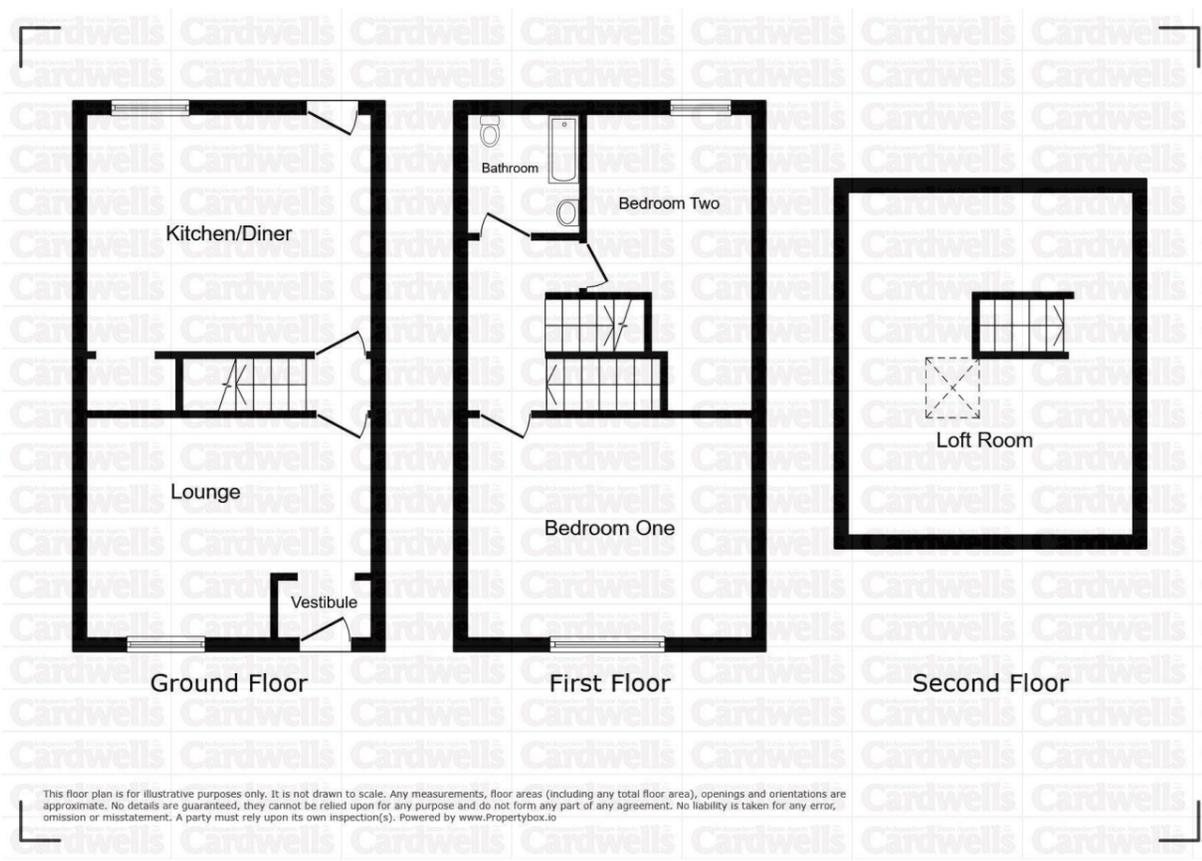
BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

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.



Offered for sale via auction is this mid terrace property with accommodation over three levels which requires refurbishment and updating works to totally fulfil its potential. Therefore this may be of particular interest to property speculators, investors, builders, and landlords. The property is situated in a superb position with no other residential properties directly opposite and within easy reach of Bolton town Centre, houses of worship, shops, schools and excellent every day leisure and recreational facilities. The accommodation on our brief briefly comprises; entrance vestibule, living room, kitchen/diner, first floor landing, two bedrooms, bathroom and loft room with radiator and double glazed skylight window accessed via a fixed timber staircase. Externally there is a garage in need of repair and an enclosed rear garden. This may be a wonderful opportunity to invest and then improve and update a property to your own taste and specifications, this may make a superb addition to a landlords rental property port portfolio. In the first instance there is a walk-through viewing video available to watch and then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 2' 10" x 3' 11" (0.859m x 1.195m)

Living room: 14' 1" x 11' 0" (4.302m x 3.353m)

Kitchen diner: 14' 2" x 11' 10" (4.330m x 3.613m) Fitted with matching drawers, base and wall cabinets. Wall mounted boiler which is presumed not to be working, understairs storage space off

First floor landing: Measured at maximum point, timber stairs up to the loft room.

Bedroom 1: 14' 1" x 11' 0" (4.284m x 3.344m) Radiator.

Bedroom 2: 14' 9" x 8' 4" (4.493m x 2.535m) Measured at maximum points.

Bathroom: 7' 0" x 5' 4" (2.141m x 1.633m) A three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath, radiator.

Loft room: 17' 1" x 14' 1" (5.215m x 4.288m) Double glazed roof line window, radiator, access to storage space, stairs down to the first floor landing.

Garage: 15' 11" x 8' 3" (4.841m x 2.505m) The garage is situated at the rear of the property. The roof is damaged and the garage in general is in need of repair/replacement.

Rear garden: The rear garden is predominantly paved for easy maintenance and all year round enjoyment.

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

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,511

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "no" risk of flooding

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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.

Arranging a mortgage: Cardwells 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.

