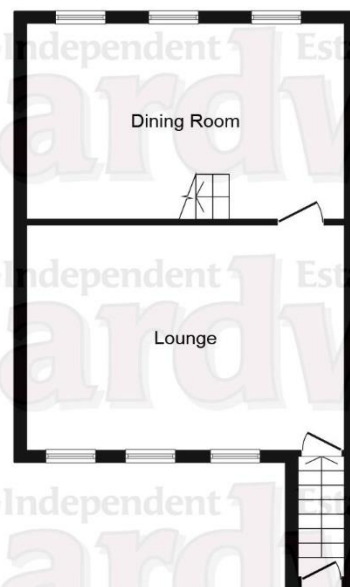
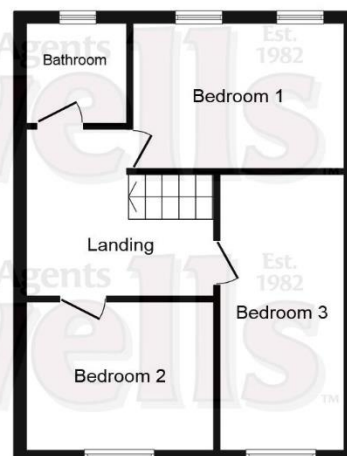




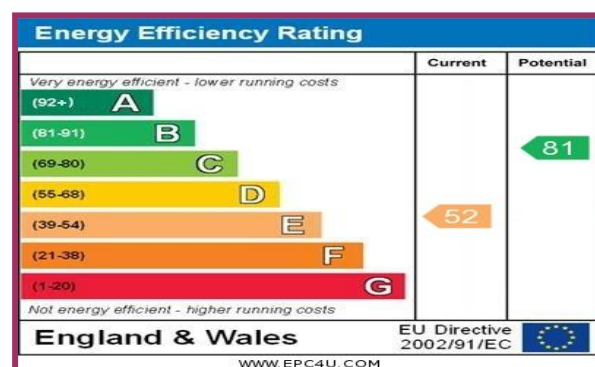
Floor Plan



Ground Floor



First Floor



Independent Estate Agents Est. 1982  
**Cardwells**  
[www.cardwells.co.uk](http://www.cardwells.co.uk)



## 6 - 8 KEARSLEY MOUNT PRECINCT, MANCHESTER ROAD – KEARSLEY – AUCTION GUIDE PRICE £128,000

For sale by auction with Pugh and Co, 26th May 2023. Cardwells Estate Agents Bolton are delighted to offer to the market this fantastic investment opportunity. Situated on Kearsley Mount Precinct and offering fantastic transport links via the A666 and M60 motorway networks with excellent amenities in close proximity. Boasting accommodation over three levels and currently utilised as one ground floor one bed apartment and to the upper floors a self contained three bed apartment with separate access from the rear. The ground floor is currently rented out at £550 per calendar month and the upper floors currently achieve £700 per calendar month. Offering in total accommodation of approximately 137 m<sup>2</sup> and briefly comprising: Composite entrance door from the precinct giving access to the ground floor apartment, approximately 48 m<sup>2</sup>, which has a large open plan lounge dining kitchen, one double bedroom and a three piece shower room and a separate rear access to the second and third floor accommodation, approximately 91 m<sup>2</sup>, which offers a lounge, dining kitchen, landing, three good bedrooms and a three piece family bathroom suite. With the added advantage of a freehold tenure and potential change of use via the appropriate channels.

Viewings can easily be arranged, strictly by appointment via Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

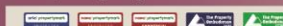
### BURY

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

### Ground Floor one bed apartment

Composite entrance door into.

Open plan lounge dining kitchen: 19' 1" x 17' 6" (5.81m x 5.33m)

Two uPVC double glazed window, wall mounted electric heater, fitted carpets to the lounge area. Professionally fitted kitchen comprising 1 1/2 bowl sink unit with mixer tap over granite effect worktops, base units space for white goods tiled flooring.



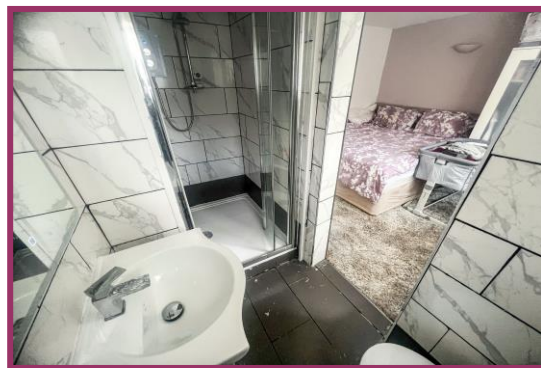
Bedroom 1: 11' 6" x 9' 7" (3.50m x 2.92m)

Frosted uPVC double glazed window, fitted carpets, composite door giving access to the rear yard.



Shower room: 8' 8" x 3' 8" (2.64m x 1.12m)

Three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle with electric shower, wall and floor tiling. frosted uPVC double glazed window, wall mounted heated towel rail and heated mirror



### Outside:

To the outside is an enclosed rear yard giving access to both apartments and to the front front is the shopping precinct with free parking readily available.

### Plot size:

Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 137 m2.

### Flood risk information:

Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area

### Tenure:

Cardwell Estate Agents Bolton pre market research indicates that the property is of a freehold tenure.

### Conservation area:

Cardwells Estate Agents Bolton pre market research advises that the property is not in a conservation area

### Thinking of selling:

If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton (are you beginning to see why we are number one on google for the search term "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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

### Arranging a mortgage:

Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

### Disclaimer:

This brochure is a representative of the property offered for sale or rent, as a guide only. Brochure 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 Cardwell's or any staff member in any way as being functional or regulation compliant. Cardwell's do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own or their surveyor's findings Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



**Outside:**

To the outside is an enclosed rear yard and the front door leads directly onto the shopping precinct with readily available parking



**Second and third floor 3 bed apartment**

Composite entrance door, enclosed staircase to the first floor.

Lounge: 13' 2" x 17' 8" (4.01m x 5.38m)

Fitted laminate flooring, 3 uPVC double glazed windows, wall mounted radiator.



Dining kitchen: 11' 5" x 17' 8" (3.48m x 5.38m)

Professionally fitted kitchen comprising 1 1/2 bowl sink unit with mixer tap over, base units, granite effect worktops, oven four ring hob with extractor above, wall mounted gas combination boiler, space for white goods, cushion flooring, 3 uPVC double glazed windows, wall mounted radiator, enclosed staircase giving access to the third floor.



**Landing: 8' 11" x 9' 1" (2.72m x 2.77m)**  
Fitted carpets, loft access point

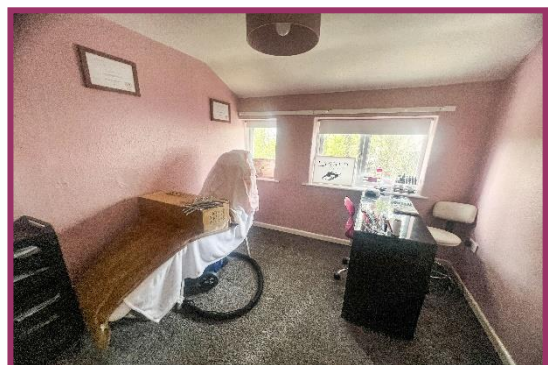
**Bedroom 1: 11' 8" x 11' 9" (3.55m x 3.58m)**  
Fitted carpets, two uPVC double glazed windows, wall mounted radiator.



**Bedroom 2: 10' 6" x 8' 9" (3.20m x 2.66m)**  
Fitted carpets, two uPVC double glazed windows, wall mounted radiator.



**Bedroom 3: 6' 11" x 6' 2" (2.11m x 1.88m)**  
Fitted carpets, 2 uPVC double glazed windows, wall mounted radiator.



**Family bathroom: 8' 6" x 5' 10" (2.59m x 1.78m)**  
Three piece suite comprising WC, pedestal wash basin, bath with electric shower and fitted curtain, built in airing cupboard, cushion flooring, frosted uPVC double glazed window, wall mounted radiator

