



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](http://www.Propertybox.io)

JAUNCEY STREET, DEANE, BL3 5PB



- For sale via traditional auction
- No onward chain
- Accommodation over three floors
- Three bedrooms and office room
- Lounge
- Kitchen/diner and utility
- Downstairs Wc
- GCH & DG



**Auction Guide Price £90,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Offered for sale with NO ONWARD CHAIN and through our AUCTION partners, Pugh & Co is this good sized mid terraced property located within Deane, Bolton. Internally the accommodation is set over three floors and comprises a lounge, kitchen/diner, utility and cloakroom/wc to the ground floor with two bedrooms and a three piece bathroom suite to the first floor with a further bedroom and office space to the second floor. Externally the property is pavement fronted with an enclosed flagged yard and gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge:** 13' 1" x 12' 10" (4.00m x 3.92m) Double glazed window to the front, radiator, gas fire and surround.

**Kitchen Diner:** 13' 2" x 11' 9" (4.01m x 3.57m) Radiator, double glazed window to the front, fitted wall and base units with space for a fridge, freezer, tiled floor with splashback to the walls.

**Utility Room:** 10' 4" x 4' 9" (3.14m x 1.44m) Double glazed window to the side and a door to the side, fitted base units with one and half sink with mixer tap and drainer, space for a gas cooker and washing machine.

**Guest wc:** 5' 7" x 2' 9" (1.71m x 0.83m) Extractor fan, wc, double glazed window to the side.

**Landing:** Door leading to stairs to the second floor.

**Bedroom One:** 13' 1" x 13' 0" (4.00m x 3.96m) Radiator, double glazed window to the front, fitted wardrobes.

**Bedroom Two:** 12' 0" x 6' 8" (3.66m x 2.02m) Radiator, double glazed window to the rear, fitted storage cupboard.

**Bathroom:** 6' 5" x 5' 3" (1.95m x 1.59m) Radiator, double glazed window to the rear, extractor fan, three piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled walls.

#### **Second Floor:**

**Bedroom Three:** 14' 11" x 13' 3" (4.54m x 4.03m) Radiator, double glazed skylight to rear.

**Office:** 13' 3" x 10' 5" (4.03m x 3.17m) Radiator, double glazed skylight to the front.

**Externally:** The property is pavement fronted with an enclosed flagged yard and gate to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.01 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 30 August 1882.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** 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](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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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