



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

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**LINDEN LEA, FALL BIRCH ROAD, LOSTOCK, BL6 4LF**



- Unfinished detached renovation project
- Ideal for builders / developers / speculators
- Circa 1,442sq ft 134 sqm over 2 levels
- Ideal to design to your own needs & taste
- Would suite a three bedroom design use
- Mostly double glazed, Alpha gas combi boiler
- First fix plumbing, support steels in place
- Garage & driveway parking. Superb potential



**Guide Price £215,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Attention builders /developers / property speculators! This detached property may be perfect for you. Upgrading and building works have been started though a thorough scheme off renovations are required to finish this property. The accommodation extends to around 1442 ft.<sup>2</sup>/134 m<sup>2</sup> with accommodation over two levels, with the vast majority on the entrance level. This may be an ideal opportunity to design, improve and renovate a home in a wonderful location to your own taste and specifications. The property is being sold via auction via our partner auctioneers Pugh and Co. Any advance offers should be registered with them. Situated Lostock, an ever popular residential district of Bolton, there is beautiful countryside within easy reach and superb every day amenities including the Middlebrook retail and leisure park, Horwich town centre Horwich Parkway train station, popular schools and easy access to the M61 motorway. As the project is incomplete, there is a wonderful opportunity to design the accommodation to your own needs, as a broad guidance roughly the unfinished accommodation comprises: entrance porch, hallway, living room, family/dining room which opens up into the potential kitchen, bathroom, two ground floor bedrooms and a upper floor loft room which would make an excellent master bedroom, perhaps with en-suite facilities. To be clear this is just a guidance list of accommodation and we draw your attention to the photographs and the walk through viewing video to see just how variable this can be. There is an integral garage served by a generous driveway offering side by side parking options, an enclosed rear garden and lawned front garden. There are support steels in visibly in place where the one room has been opened up, there is first fix plumbing in the bathroom, the vast majority is double glazed, there is a wall mounted Alpha gas combination boiler and of course the property is sold with vacant possession and no upward chain delay. In the first instance there is a walk-through viewing video available to watch, and we urge caution if coming for an in person viewing as this is in essence a work in progress building project, parts of the flooring to the upper level are missing etc and this may not be ideal for children to view as there are a number of health and safety risks. 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 Porch:** 4' 5" x 3' 11" (1.342m x 1.183m)

**Hallway:** 27' 5" x 7' 3" (8.357m x 2.208m) Measured at maximum points. Timber staircase off to the first floor. Exposed brickwork exposed ceiling.

**Store Room:** 7' 10" x 3' 10" (2.383m x 1.171m) Single glazed window to the side and the wall mounted Alpha gas combination central heating boiler.

**Living Room:** 18' 5" x 14' 11" (5.612m x 4.556m) This is an open plan room situated to the front of the property with 2 UPVC windows to the front and UPVC window to the side. This room has been opened up from its previous design and the support steel is clearly visible. This room may suit a variety of uses and interpretations.

**Dining Room/Family Room:** 13' 6" x 11' 8" (4.111m x 3.564m) UPVC window to the rear, currently there are no ceilings in place and the room opens up into what may be the kitchen.

**Kitchen:** 11' 8" x 10' 10" (3.557m x 3.303m) Large UPVC window to the rear.

**Bathroom:** 9' 10" x 7' 6" (3.004m x 2.292m) Some first fix of the plumbing work has been done, ceramic wall tiling in places, UPVC window to the side

**Bedroom Two:** 13' 8" x 13' 1" (4.164m x 3.986m) Measured at maximum points into the bay like window. Large UPVC window to the bay area and a feature circular UPVC window.

**Bedroom Three:** 11' 5" x 7' 6" (3.470m x 2.291m) UPVC window to the side.

**Upper Floor Loft Room:** 21' 8" x 12' 0" (6.606m x 3.662m) The upper floor is completely open plan with exposed roof timbers and exposed floor joists. There are two large double glazed windows to the left-hand side as you climb up the stairs and we urge caution when viewing as the vast majority of this space has no flooring. This whole area is prime for being designed and carefully thought out as to how to use the space, perhaps it will suit a being used a master bedroom and en-suite with dressing area or maybe it could be designed as two bedroom. As it stands there is a great deal of potential, but the work is required to make specified rooms.

**Garage:** 14' 9" x 7' 4" (4.503m x 2.223m) Window to the side, double vehicle access doors to the front.

**Driveway:** There is a generously sized driveway which accommodate side-by-side car parking with golden gravel laid.

**Plot Size:** The approximate plot size is around 0.09 of an acre.

**Gardens:** The front garden is neatly laid to lawn with mature trees and low level shrubs which enhances the privacy to the front. The rear garden is fully enclosed and predominantly designed for easy maintenance and is relatively private in nature with a well tended mature head which enhances the privacy .

**Chain Details:** The properties offered for sale with vacant possession and no further upward chain delay.

**Council Tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is D at an annual cost of around £2,147 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

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

**Tenure:** Please see the auction pack for the detailed tenure information. This is being prepared by Fieldings Porter and will be available via Pugh and Co.

**Viewing:** 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 of letting a property 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

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