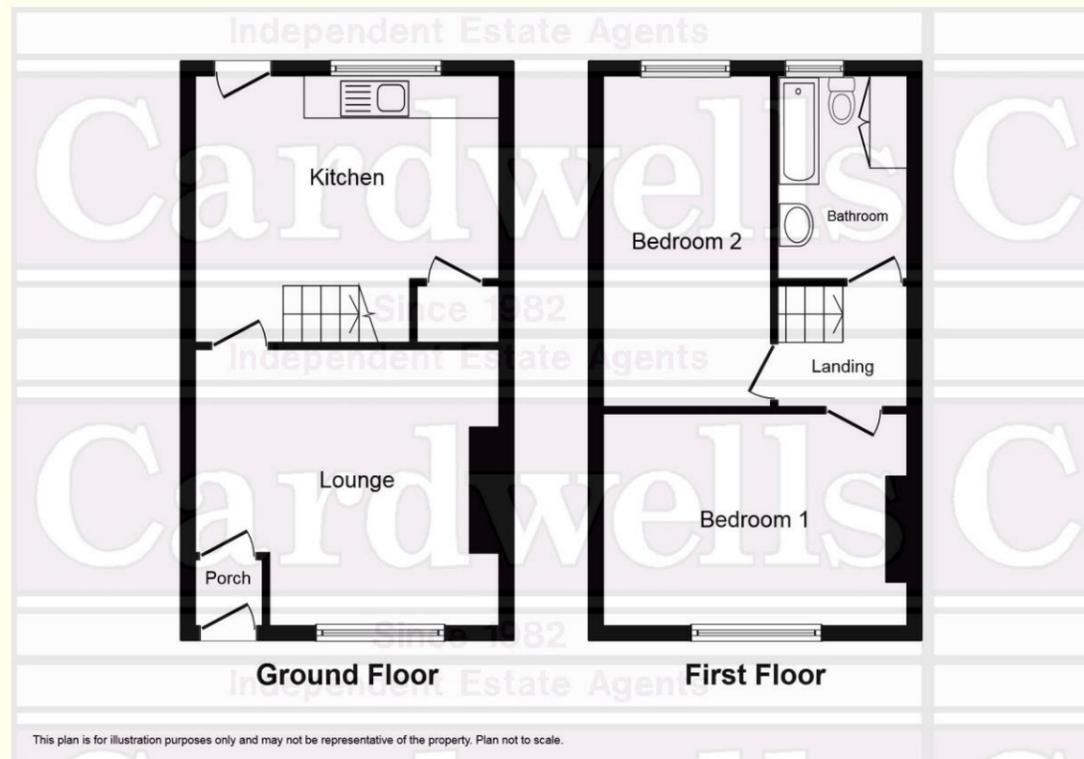




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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EGERTON ROAD, WORSLEY, M28 3JY



- Semi detached property
- Requires full modernisation
- Two double bedrooms
- Superb gardens to front and rear
- Convenient central location
- Gas central heating, D G Windows
- Walking distance WalkdenTown centre
- Available with no onward chain delay



Auction guide £130,000

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

LETTINGS & MANAGEMENT
E: lettings@cardwells.co.uk
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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. C W Pearson.

For sale by auction on 28th April 2021 with Pugh and Co.

Located on a lovely and sizeable plot within a popular central location which is itself within walking distance of local shops and supermarkets together with bus routes into Manchester Bolton and beyond, this property requires full refurbishment and as such offers a rare and fantastic opportunity to create your own style and potentially add value. The accommodation has been largely stripped ready for the refurbishment and currently comprises vestibule, lounge, kitchen, two double bedrooms and a bathroom with three-piece suite. To view please call Cardwells Estate Agents, 0161 794 3434, mail@lettings.co.uk, www.cardwells.co.uk 7 days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Wooden door to the front elevation with glazed panel leading into the vestibule with door leading into the lounge.

Lounge: 14' 3" x 13' 1" (4.34m x 3.98m) Double glazed window to the front elevation. Radiator.

Kitchen diner: 14' 3" x 13' 1" (4.34m x 3.98m) Double glazed window to the rear elevation and double glazed door to the rear elevation. Range of base units with inset sink and drainer. The wall units have been removed in readiness for the refurbishment. Understairs storage area. Radiator. Stairs leading off to the first floor landing.

Landing:

Bedroom 1: 14' 3" x 10' 8" (4.34m x 3.25m) Double glazed window to the front elevation. Radiator.

Bedroom 2: 16' 1" x 6' 11" (4.90m x 2.11m) Double glazed window to the rear elevation. Over stairs bulkhead.

Bathroom: 10' 2" x 7' 1" (3.10m x 2.16m) double glazed window to the rear elevation three piece suite comprising bath, pedestal wash hand basin and WC

Outside: The front of the property has a pretty paved enclosed garden area with paving to the side leading to a gate and onto the rear garden. The rear garden is of a particularly good size and would make a lovely area to relax and enjoy the good weather.

Price: Auction guide price £130,000

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

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Please note: all viewings are by appointment only through our BOLTON Office

members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

