



Independent Estate Agents  
**Cardwells** Est. 1982

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**WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 2BX**



- Three bedroom mid terrace
- Ever popular residential location
- Suitable to update to own taste
- Ideal for investors / speculators / builders
- UPVC Double Glazing
- Gas central heating
- One reception room and shower room
- Vacant possession, no upward chain



**Offers in the Region Of £105,000**

**BOLTON**

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

**BURY**

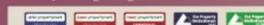
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom mid terrace property requiring improvement works to fully attain its potential, as such, this may be of particular interest to: property, speculators, builders, developers etc. This is a superb opportunity to update and modernise a wonderful home to your own tastes and specifications, though importantly, the property does benefit from modern UPVC double glazing and gas combination central heating boiler. Situated in the much admired Westhoughton, the location is excellent, being within reach of beautiful, local countryside, shops, restaurants, easy access to the motorway network and easy access to the railway network via both Westhoughton and Daisy Hill train station. The accommodation offer briefly comprises: entrance, vestibule, hallway, living room, kitchen/diner, first floor, landing, shower room, and three bedrooms. There is a neat front garden, fully enclosed rear garden with brick storage and outhouse.. 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.

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

**Entrance Vestibule** 3' 8" x 3' 4" (1.120m x 1.018m) UPVC entrance door with UPVC window above.

**Hallway** 11' 0" x 6' 2" (3.359m x 1.876m) Measured at maximum points, radiator.

**Living Room** 15' 1" x 10' 8" (4.594m x 3.251m) Measured at maximum points. UPVC window to the front, feature fireplace with electric fire, radiator.

**Kitchen/Diner** 13' 0" x 10' 11" (3.952m x 3.331m) Fitted with matching drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, UPVC window to the rear, radiator, rear entrance door, pantry/store off, second storage area underneath the stairs, door off to the stairs which lead to the first floor.

**First Floor Landing** 6' 3" x 6' 9" (1.905m x 2.052m) Measured at maximum points.

**Bedroom 1** 15' 1" x 7' 1" (4.608m x 2.169m) UPVC window to the front, radiator.

**Bedroom 2** 13' 0" x 8' 9" (3.966m x 2.672m) Measured at maximum points. UPVC window to the rear, wall mounted gas boiler, radiator.

**Bedroom 3** 11' 9" x 6' 8" (3.585m x 2.028m) UPVC window to the front, radiator.

**Shower Room** 9' 9" x 6' 3" (2.975m x 1.903m) A white three-piece shower room suite comprising shower enclosure, dual flush, WC, and pedestal wash hand basin, UPVC window, radiator, storage space over the bulkhead of the stairs.

**Front garden** Front garden is set behind a low-level stone wall.

**Rear Garden** The rear garden is fully enclosed and predominantly paved for easy maintenance. There is a brick out building ideal for storage.

**Chain Details** The property is sold with early vacant possession and no further upward chain.

**Legal Works** Legal works are on going to register the title documents for the property. This process is under way and may take a number of months to be complete. The sale can't complete until this process is complete. Please bear in mind the potential time scales. At this point we do not have a proposed date for this to be in place. Until this is complete we do have definitive tenure details.

**Bolton Council Tax Band** The property is set within the borough of Bolton with a council tax band of A which equates to around £1302.75 per annum at the time of writing.

**Floor risk data** Cardwells pre-marketing research indicates that the property is set in an area with a very low risk of flooding.

**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.

**Thinking of selling?** If you are thinking of selling 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.

**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).

