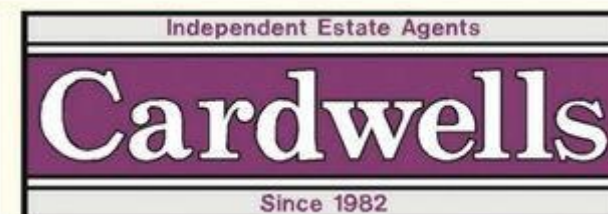




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Incorporating: Wright Dickson & Catlow, WDC Estates

CHORLEY OLD ROAD, HEATON, BOLTON, BL1 3AD



- Grade 2 Listed building
- Very large Victorian terraced
- Make a fine family home
- Make great offices
- 8 Large rooms plus cellars
- 2 Parking spaces to rear
- Carpeted & decorated, vacant
- Great investment, priced to sell



Guide Price £90,000

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Grade 2 Listed building. Great investment, smart offices or would make a fine family home. 8 Large rooms, plus hallway, landing and 3 large cellar rooms offering further potential. Gas central heating, part UPVC double glazing, 2 parking spaces to the rear. Decorated and carpeted. Located on main arterial road, visual and near local shops and easy access into the town centre, Originally a family home of real substance and easily converted back from offices if so desired. Note: very competitive price, no chain and ready to view. Call Cardwells on 01204 381281.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch 4' 9" x 5' 11" (1.46m x 1.8m)

Hall 22' 9" x 5' 11" (6.93m x 1.8m) 3.15 Metre ceiling height with details cornices, archway & dado rail, stairs off to first floor & stairs down to the cellar.

Cellars Access from the hallway, 3 large rooms/areas with excellent head room offers potential to develop as use-able space and storage, glow worm gas central heating boiler s in the rear cellar.

Room One 17' 6" x 15' 0" (5.34m x 4.57m) Into square bay. UPVC double glazed window, 2 radiators, cornice ceiling, marble fireplace.

Room Two 12' 11" x 14' 11" (3.93m x 4.54m) UPVC double glazed window, security bars, cornice ceiling, radiator.

Rear Hall 3' 8" x 12' 0" (1.12m x 3.67m) Rear entrance door.

Room Three 15' 0" x 12' 0" (4.56m x 3.67m)

First Floor

Room Four 9' 9" x 7' 9" (2.96m x 2.36m) Radiator.

Room Five 14' 0" x 13' 4" (4.27m x 4.06m) Radiator, built in cupboard & drawers.

Room Six 13' 5" x 14' 9" (4.1m x 4.5m) Radiator, built in cupboard & drawers, UPVC double glazed window.

Landing 17' 9" x 5' 10" (5.4m x 1.78m)

Inner Landing 8' 10" x 3' 11" (2.7m x 1.2m) UPVC double glazed window, breakfast bar.

Kitchenette 3' 5" x 8' 2" (1.03m x 2.5m) Stainless steel sink, base & wall units, work tops, heated towel rail.

Toilets 5' 3" x 7' 9" (1.59m x 2.36m) 2 Cubicles, hand basin, 2 UPVC double glazed window.

Room Seven 9' 8" x 12' 1" (2.94m x 3.69m) UPVC double glazed window, radiator.

Second Floor

Landing/Stairs

Room Eight 14' 0" x 19' 7" (4.27m x 5.96m) Part sloping ceiling, UPVC double glazed window, eaves storage.

Parking Space Space for 2 cars in the rear garden/yard.

Garden Lawned front garden, part secured, part open yard.

Price Guide Price £90,000



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