Claves.

Windsor Road

Bolton, BL7 9LH

Offers around £150,000

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No chain! With a generous plot in a high demand and very convenient location in the heart of Bromley Cross, this three-bedroom semi-detached is an excellent choice for investors or homebuyers looking for a property that they can add value to. The property also offers potential to extend (more details below). Viewing highly recommended to understand its full potential!

Accommodation Overview

A brief overview of the house includes an entrance hall, large lounge, kitchen-diner, downstairs WC, versatile attached outbuilding with two storerooms, three well-proportioned bedrooms and a family bathroom. The house requires work throughout hence an ideal purchase for a discerning investor or homebuyer who wants a refurbishment project. Whether it would be to resell or let, the size of the plot and the fact it is a three-bedroomed semi-detached in this well-established location means it will be in very high demand once refurbished.

Drive & Front Garden

The generous plot benefits from a private drive and gardens to both the front and rear. The drive is tandem and can already accommodate two cars, though the whole front garden could be relandscaped to create a large drive for even more cars if desired (similar to the property next door).

Back Garden

The garden to the rear is also a good size and provides great potential for its new owners. Owing to its generous size there's fantastic potential to do a single storey extension at the rear (in line with regulations) and create more ground floor living space. There's ample safe space for the little ones to play, and it's south facing orientation means it will be a sun trap, allowing attractive time outside on warm summer days.

Extension Potential

As well as extending at the rear, the attached outbuilding with two storerooms is prime potential for conversion and integration within the home, perhaps a utility room or home office? Or both - you decide! And a rear extension could allow that sought after open plan living with a kitchen island and bifold doors onto the garden!

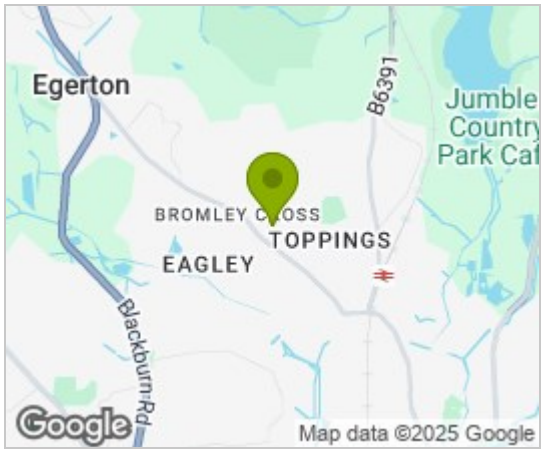
Location Location Location!

This property is very well connected, with plentiful amenities on your doorstep. In addition to the shops, cafes, and pubs, bars, and restaurants in Bromley Cross and nearby Egerton and Harwood, Bromley Cross train station is within a 5-to-10-minute walk, with routes into central Manchester. There's also a good selection of schooling in walking distance, from nurseries to primary schools and secondary schools.

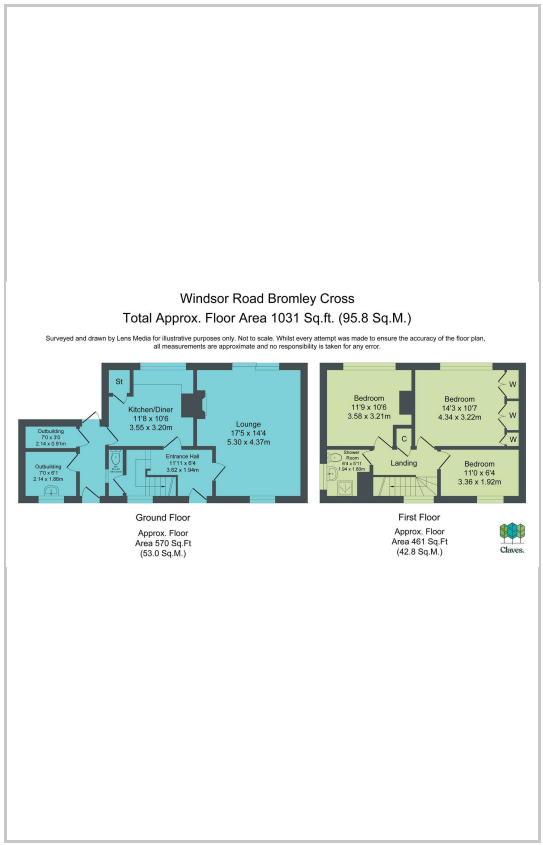
Specifics

The tax band is B.
The tenure is leasehold with a ground rent of £15 per annum.
The length of the lease is 999 years from 9th March 1979.
There is currently no gas central heating installed but we are advised there is a gas supply to the property.
The property is offered with no onward chain and probate has been granted.

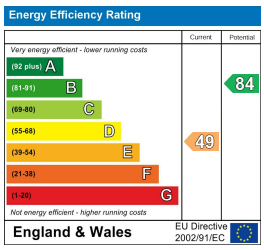
Area Map

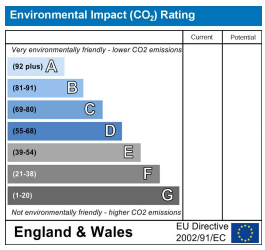


Floor Plans



Energy Efficiency Graph





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