

HAWARDEN
STREET



- ASTLEY BRIDGE -

Looking for a conveniently placed 3-bed terrace with no chain?

Tucked away off Blackburn Road, in Astley Bridge, discover Number 62 Hawarden Street.

Unlock the door to endless possibilities with this Victorian red brick mid-terrace. This property is a canvas awaiting an artist's touch, an ideal opportunity for investors or those with a vision for transformation. Embrace the boundless potential within these walls and let your imagination run wild as you shape this residence into a bespoke haven.





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As you step inside, the living room an ornamental fireplace is set upon the chimney breast, while the laminate flooring complements the neutral walls.

This room is bathed in natural light, thanks to a large window that offers views of the front.





The kitchen/ diner features shaker style kitchen units, arranged in an L-shape with dark grey laminate worktop, and a 4-ring gas hob with a stainless steel splashback. The stainless steel sink/drainage unit is set by two windows that flood the area with natural light. There's also room for a freestanding fridge/freezer and plumbing for a washing machine. A door leads from the kitchen to the rear enclosed patio garden.





Venture upstairs to discover three bedrooms. To the front, a spacious double bedroom with built-in cupboard and to the rear, two single bedrooms both with windows looking out over the back garden.





A central three-piece bathroom serves the bedrooms and includes a panelled bath with an overhead electric shower, a pedestal wash basin, and a WC. Cream tiling is accented by tasteful feature mocha coloured bands.



STEP OUTSIDE:

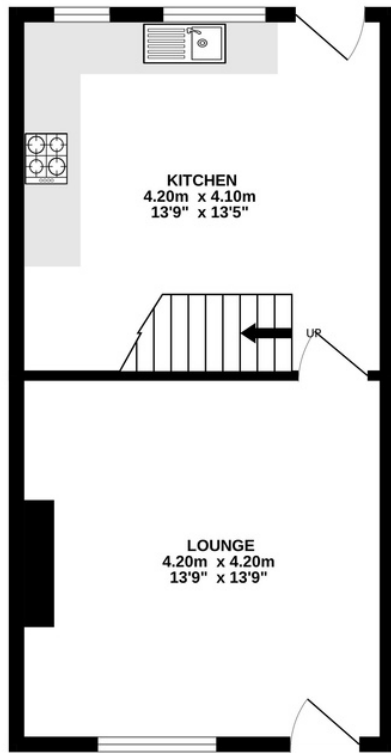
Step outside of the kitchen into the rear patio garden, divided into two sections with a paved patio to the top stepping down to an artificial lawn. A gate leads to the rear.

This property beckons those who seek a project, an opportunity to make their mark and shape a home that reflects their unique style. Don't miss the chance to transform this Victorian gem into a personalised sanctuary.

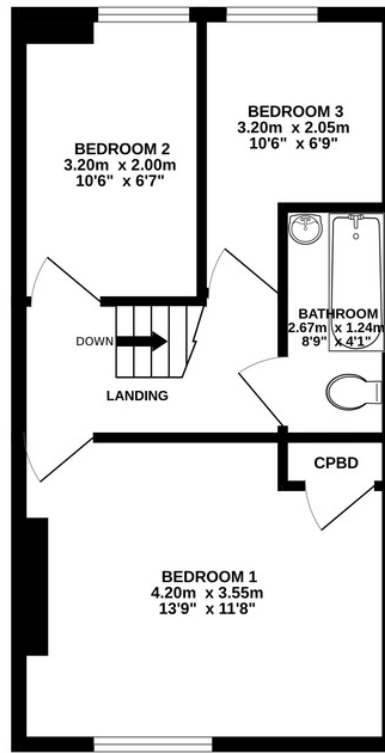




GROUND FLOOR
35.9 sq.m. (387 sq.ft.) approx.



1ST FLOOR
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 71.7 sq.m. (772 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any potential purchaser. This is not a contract and should not be relied upon as such.

ON YOUR DOORSTEP

So close to all the conveniences, Astley Bridge offers a range of local shops and supermarkets within walking distance..

For fresh air and exercise, there are a number of parks, rivers and green spaces to explore.

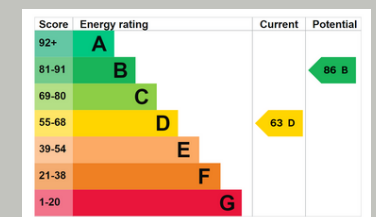
For trips out with the children, head to the Vue Cinema and Nuffield Gym in The Valley.

Families are perfectly placed for a number of local schools, including The Oaks and Sharples Primary schools along with Sharples High School, Canon Slade, and Thornleigh Salesian College.

Professionals can commute with ease, within 15-20 minutes' drive of the M60/M65 motorway network. For rail travel, catch a train from Bromley Cross or Hall i'th' Wood stations (15 minutes' walk or a five-minute drive) where direct trains connect you with Manchester city centre. Frequent bus services run on the hour to Bolton town from Blackburn road.

FEATURES:

- MID TERRACED PROPERTY
- NO CHAIN
- THREE BEDROOMS
- ONE RECEPTION
- FRONT & REAR ENCLOSED PATIO GARDENS
- CLOSE TO HIGH REGARDED SCHOOLS
- EPC RATED: D
- TENURE: LEASEHOLD, 868 YEARS LEFT- GROUND RENT-£2.50P/A
- COUNCIL TAX BAND: A



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- BOLTON -
- BL1 7JB -

NEWTON & CO

T: 01204 329975
E: INFO@NEWTONCO.CO.UK
WWW.NEWTONCO.CO.UK
237A DARWEN ROAD, BOLTON, BL7 9BS

