

10 Caithness Drive, Ladybridge, Bolton, Lancashire, BL3 4PG



£330,000

Development Potential with the correct planning in place.

Three bedroom detached property in the very popular residential location of Ladybridge. Close to local schools, shops and all local amenities. In need of some modernisation but the property does lend itself to developing. Benefits from double glazing, gas central heating, off road parking, and garage.

Sold with vacant possession and no onward chain viewing is highly recommended.

- Three Bedroom
- Good Size Plot
- Gas Central Heating
- No Chain
- Detached
- Double Glazing
- Vacant Possession
- Development Potential.



Three bedroom detached property with development opportunity with the correct planning in place. Situated in the very popular residential location of Ladybridge close to local schools, shops, and all amenities. The property comprises:- Entrance hall, lounge, dining room, Kitchen, Downstairs cloakroom. Garage. To the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there is a front garden and driveway with large enclosed garden to the rear with patio area. Benefitting from double glazing and gas central heating this spacious family home is sold with no onward chain and vacant possession. Viewing is highly recommended to appreciate both the potential and all that is on offer.



Hallway

UPVC double glazed window to front, radiator, stairs, door to Storage cupboard, door to:

Cloakroom

UPVC frosted double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator.

Lounge 14'9" x 11'11" (4.49m x 3.63m)

UPVC double glazed window to front, coal effect gas fire set in feature surround, radiator.



Dining Room 11'7" x 9'4" (3.52m x 2.84m)

UPVC double glazed window to rear, radiator.

Kitchen 8'4" x 11'0" (2.53m x 3.35m)

Fitted with a base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit, plumbing for washing machine, space for fridge, freezer and cooker, uPVC double glazed window to rear, uPVC double glazed entrance door to side, door to:



Bedroom 1 14'9" x 12'0" (4.50m x 3.66m)

UPVC double glazed window to front, radiator, door to:

Bedroom 2 11'7" x 12'0" (3.52m x 3.66m)

UPVC double glazed window to rear, radiator, door to Storage cupboard.

Bedroom 3 10'9" x 8'4" (3.28m x 2.53m)

UPVC double glazed window to rear, radiator, door.

Landing

UPVC double glazed window to side, door to:

Bathroom

Fitted with three piece suite comprising panelled, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to front, radiator.



Garage

Up and over door.

Outside Front

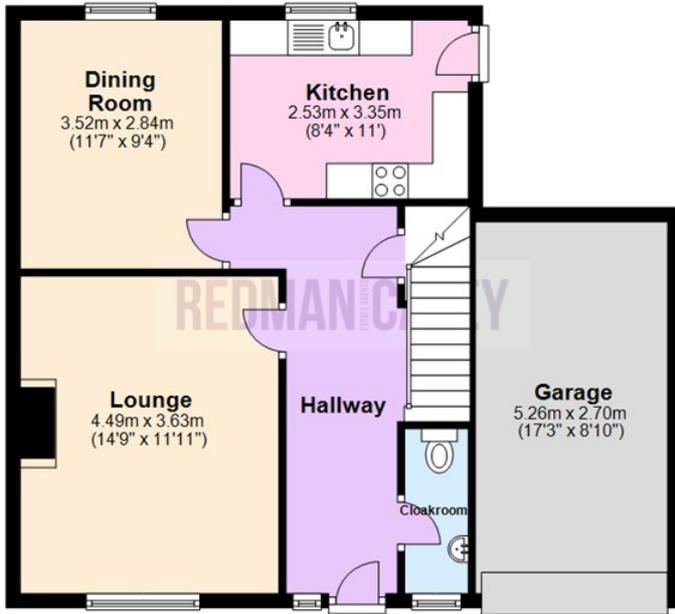
Garden to the front with driveway leading to front door and driveway leading to garage.

Outside Rear

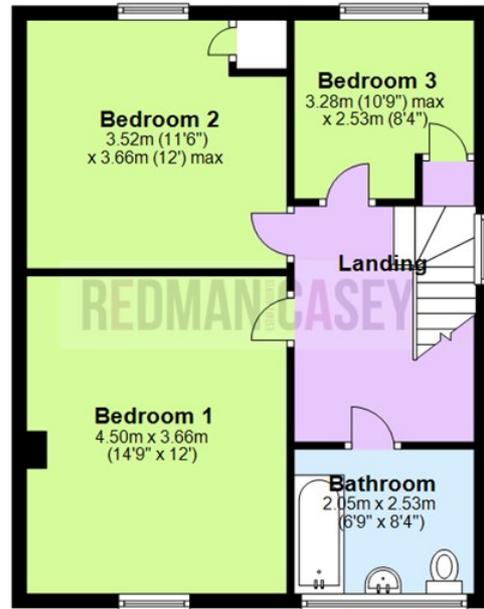
Enclosed garden with lawn, mature flower beds and patio seating area.



Ground Floor
Approx. 65.7 sq. metres (707.4 sq. feet)



First Floor
Approx. 51.3 sq. metres (552.3 sq. feet)



Total area: approx. 117.0 sq. metres (1259.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

