

78 Ainse Road, Blackrod, Bolton, Lancashire, BL6 5HA



Auction Guide £185,000

This property is for sale by Modern Method of Auction powered by iamsold LTD.

This semi detached true bungalow must be viewed to appreciate the space and potential on offer. Spacious lounge, shower room fitted dining kitchen, conservatory and two generous bedrooms. large driveway with detached garage gardens to front side and rear. No chain and vacant possession.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

- This property is for sale by Modern Method of Auction powered by iamsold LTD.
- Generous Dining Kitchen
- Vacant Possession
- Council Tax Band C
- Spacious Lounge
- Shower Room
- No Chain



For sale by Modern Auction Method.

Ideally located for access to local amenities, countryside walks and transport links to Wigan and Bolton, this semi detached true bungalow offers excellent space. The property internally requires some updating but offers superb accommodation comprising :- Hallway. lounge, fitted kitchen diner, conservatory, two double bedrooms and shower room. Outside there are gardens to front side and rear brick built detached garage. Sold with no chain and vacant possession make this a property not to be missed.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Radiator, door to:

Lounge 20'0" x 10'10" (6.09m x 3.30m)

UPVC double glazed window to front, living flame effect gas fire set in feature marble surround and marble inset and hearth, radiator, coving to ceiling.

Bedroom 1 12'5" x 9'9" (3.78m x 2.97m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, vanity mirror and drawers, coving to ceiling.

Bedroom 2 10'1" x 9'4" (3.07m x 2.84m)

UPVC double glazed window to front, radiator, coving to ceiling.



Kitchen/Diner 16'6" x 12'2" (5.02m x 3.70m)

Fitted with a matching range of base and eye level cupboards with drawers and cornice trims, stainless steel sink unit with single drainer with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, two uPVC double glazed windows to side, uPVC double glazed window to rear, radiator, coving to ceiling, door to:

Conservatory

Half brick construction with uPVC double glazed windows and polycarbonate roof, two windows to side, two windows to rear, uPVC double glazed french doors to garden, door to:

Shower Room

Fitted with three piece suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator.

Outside

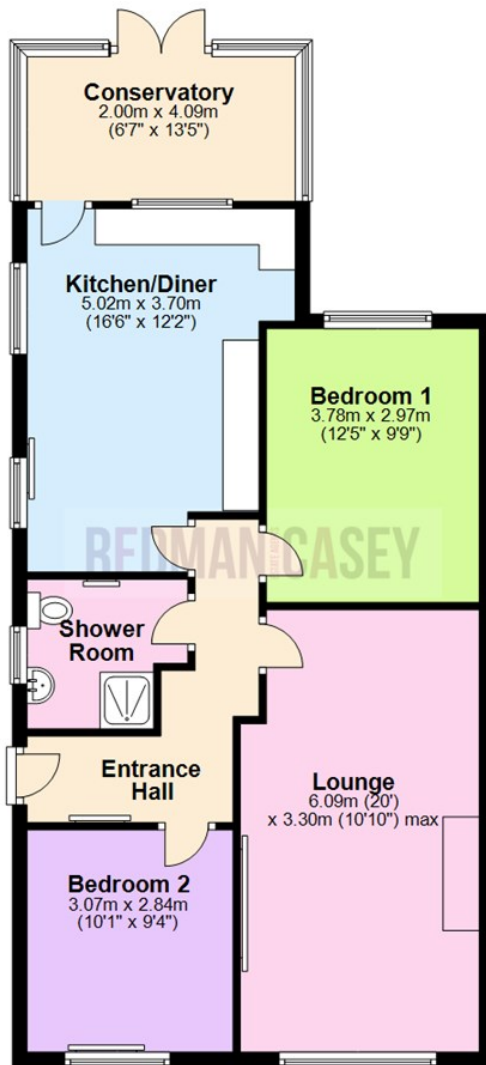
Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, extensive tarmac driveway to the front leading to carport and garage and with car parking space for four cars with paved garden and mature flower and shrub borders with raised.

Rear garden, enclosed by timber fencing and mature hedge to rear and sides with lawned area and mature shrub borders.



Ground Floor

Approx. 77.3 sq. metres (832.0 sq. feet)



Total area: approx. 77.3 sq. metres (832.0 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	

