

2 Ox Hey Lane, Lostock, Bolton, Lancashire, BL6 4AN



Auction Guide £248,000

Three bedroom detached property sold by Modern Auction Method.

This three bedroom detached is situated in the very popular residential location of Lostock. Close to local shops, schools, motorway and rail links so perfect for commuting. Benefiting from large garden, garage , driveway. Suitable for renovation and would make a great building plot with the correct planning permission in place . Viewing is highly recommended to appreciate the potential.

- For Sale By Modern Auction
- Subject to Reserve Price & Reservation Fee
- Detached
- Fully Enclosed
- Driveway
- Garage
- Gardens Front and Rear
- Awaiting EPC
- Council Tax Band E



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

Three bedroom detached property with many original features, located in the sought after location of Lostock. Very close to local schools, shops, local amenities, and close to rail and motorway links. This property comprises:- Porch, entrance hall, dining room, lounge, garden room, kitchen, utility room, WC, garage. To the first floor there are three double bedrooms and a family bathroom. There are garden to the front and rear, with a drive way offering off road parking. Benefiting from gas central heating and spacious accommodation. This property is ideal for renovation or would make a great building plot with the correct planning permission in place.

Viewing is highly recommended to appreciate the potential.

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.

Porch

Two glazed leaded light windows to side, glazed leaded light window to front, glazed double door to side, door to:

Entrance Hall

Two glazed leaded light windows to side, double radiator, radiator, stairs, door to:

Dining Room 11'10" x 11'10" (3.61m x 3.61m)

Glazed leaded light bay window to side, open fire fireplace with tiled surround, radiator.



Lounge 15'11" x 11'10" (4.85m x 3.61m)

Hardwood double glazed leaded light window to side, leaded light window, leaded light window to rear, open fire set in tiled Adam style surround, radiator, double door to:

Kitchen 8'10" x 11'9" (2.69m x 3.57m)

Box window to side, door to:

Garden Room

Hardwood double glazed window to side, radiator, hardwood sliding entrance door, door to:

Utility Room 4'7" x 13'3" (1.40m x 4.04m)

Hardwood entrance door, hardwood glazed door, door to:

WC

Garage

Double, hardwood glazed window to rear, remote-controlled electric folding door.

Bedroom 1 15'11" x 11'10" (4.85m x 3.61m)

Double glazed window, hardwood double glazed window, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, radiator, two double doors, door to:

Bedroom 2 11'10" x 11'10" (3.61m x 3.61m)

Hardwood glazed bay window, radiator, door to:

Bedroom 3 8'11" x 12'4" (2.71m x 3.75m)

Glazed window to rear, double radiator.

Bathroom

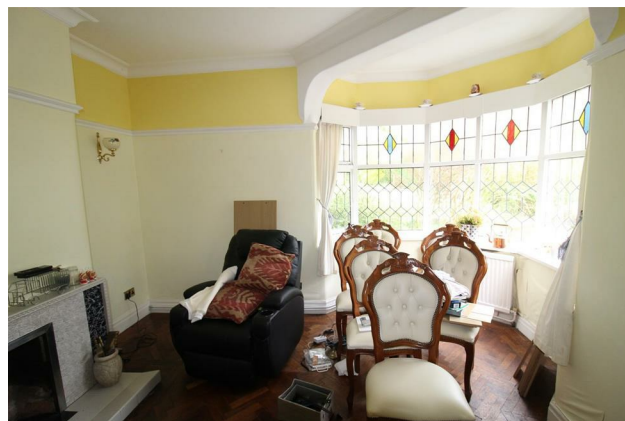
Three piece suite comprising corner bath with electric shower over and telephone style taps, pedestal wash hand basin and low-level WC, tiled splashbacks, hardwood opaque double glazed window to side, radiator.

Landing

Glazed leaded light window, door to:

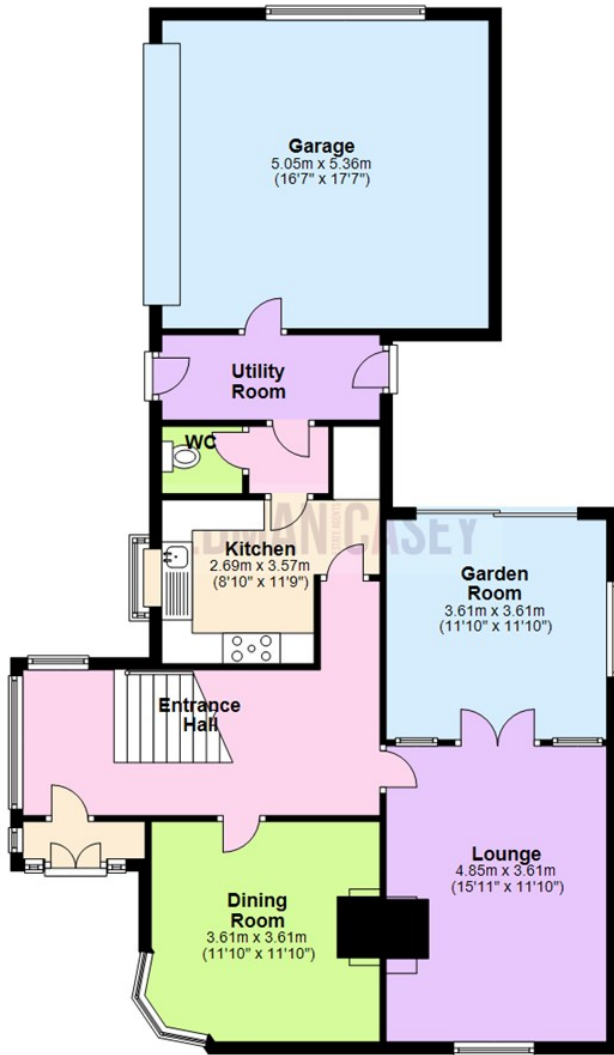
Outside

Gardens laid to lawn with mature planting, private driveway leading to garage with outside extra parking. Patio seating area.



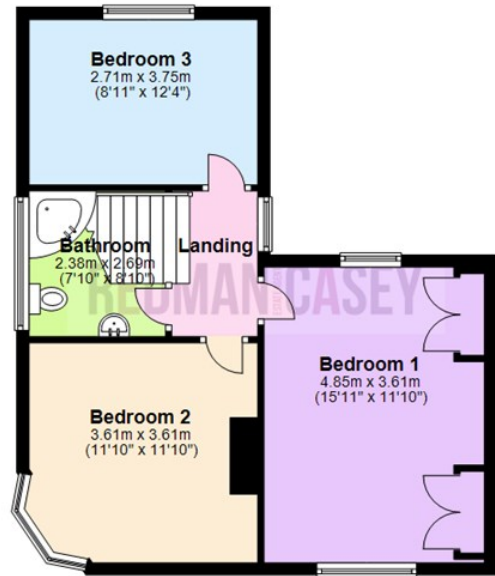
Ground Floor

Approx. 108.3 sq. metres (1165.5 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.7 sq. feet)



Total area: approx. 160.1 sq. metres (1723.1 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 | |

