

59 Malton Avenue, Deane, Bolton, BL3 4JH



Guide Price £120,000

FOR SALE BY MODERN AUCTION METHOD.

Two bedroom semi detached property, located in a popular residential location. This spacious home benefits from gardens front and rear, off road parking, gas central heating, double glazing and is sold with vacant possession and no onward chain. Close to local shops schools and easy access to transport links viewings are 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 £349.00 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.

- Sold Via Modern Auction
- Semi Detached
- Off Road Parking
- Gas Central Heating
- Two Bedroom
- Gardens Front And Rear
- Council Tax Band A
- Awaiting EPC



For Sale Via Modern Auction

Two bedroom semi detached property situated in a regular residential location, close to primary and secondary schools, local shops and all amenities. Benefiting from gardens front and rear, with off road parking, gas central heating, double glazing, gardens front and rear with off road car parking. The property comprises:- Entrance hall, lounge, kitchen diner, to the first floor there are two bedrooms and a family bathroom. Gardens front and rear with room to extend with the correct planning permissions in place.

Viewing recommended to appreciate the potential.

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Hall

UPVC double glazed window to side, stairs, door to:

Lounge 13'10" x 14'3" (4.22m x 4.34m)

UPVC double glazed window to front, gas fire set in feature surround, double radiator, door to Storage cupboard.

Kitchen/Diner 7'7" x 13'8" (2.30m x 4.17m)

Fitted with a base and eye level units with worktop space over with worktop space over round edged, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, two uPVC double glazed windows to rear, double radiator, door to Storage cupboard.

WC

Door.

Bedroom 1 9'9" x 16'8" (2.98m x 5.09m)

Two uPVC double glazed windows to front, radiator, door to Storage cupboard.



Bedroom 2 11'11" x 8'11" (3.64m x 2.71m)

UPVC double glazed window to rear, double radiator.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with fitted electric shower above and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Landing

Door to:

Outside Front

Enclosed garden with driveway for off road parking.

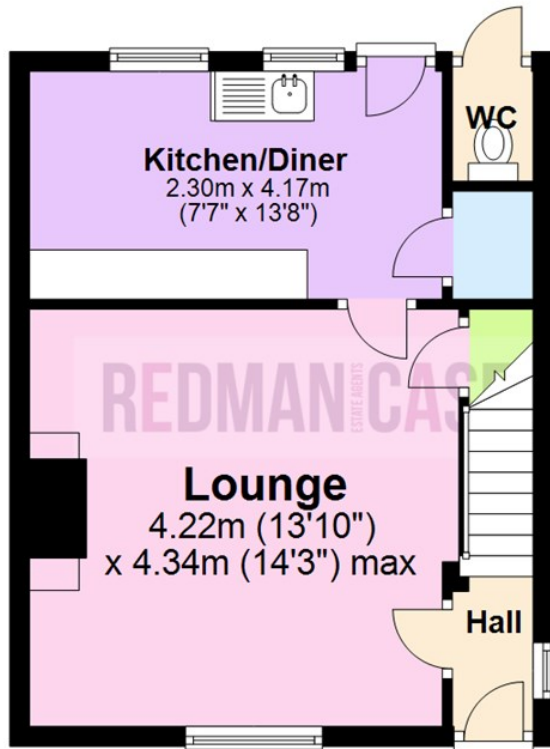
Outside Rear

Enclosed rear garden with paved area, lawn and garden shed.



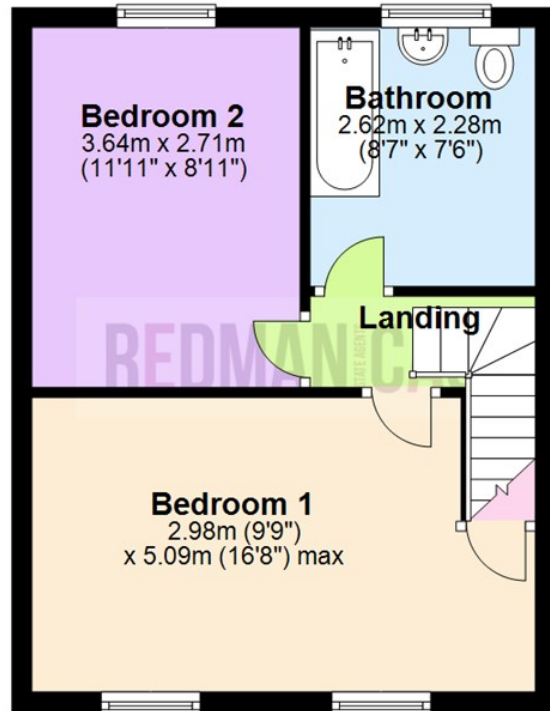
Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 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		
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