



GOLBORNE DALE ROAD
NEWTON-LE-WILLOWS
WA12 0JA

AUCTION GUIDE PRICE
£100,000



GOLBORNE DALE ROAD, NEWTON-LE-WILLOWS, WA12 0JA

A Rare Opportunity in a Sought-After Semi-Rural Setting

Set in this desirable semi-rural location, this traditional **semi-detached house** offers an exciting opportunity for those seeking a property with character and potential. The home retains many original period features and now requires a full programme of renovation providing an ideal blank canvas to create a charming home tailored to individual taste.

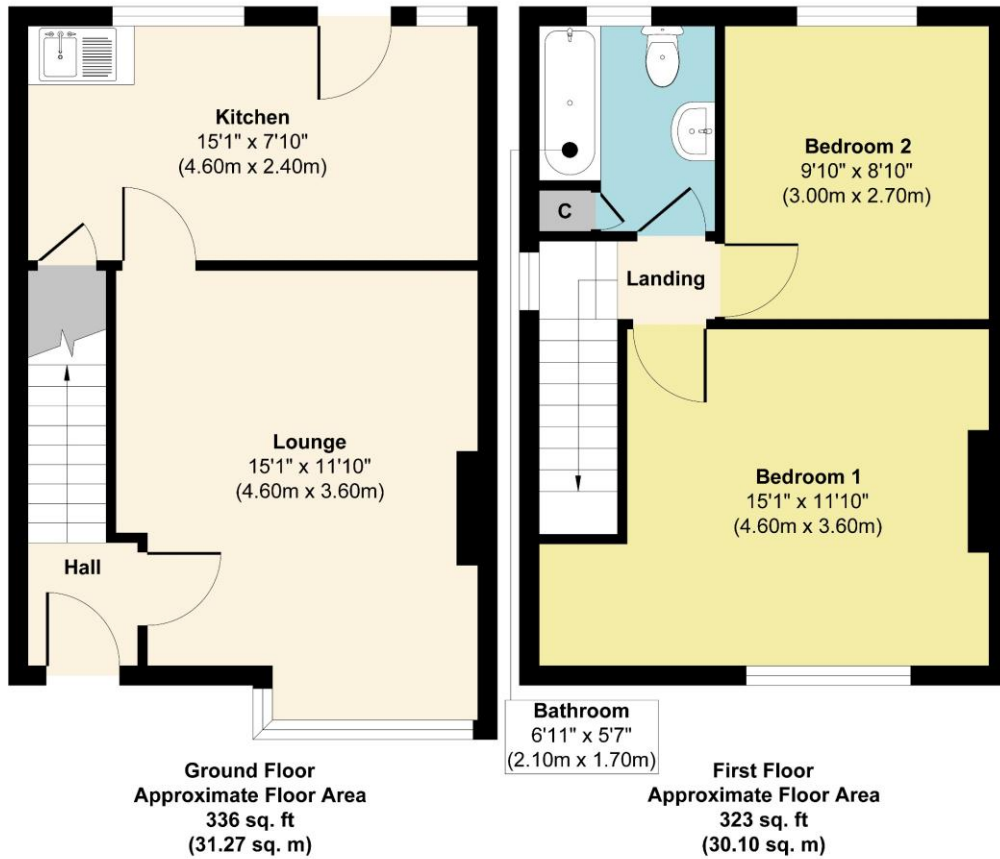
The accommodation comprises an **entrance hall, lounge, and kitchen** to the ground floor, with **two well-proportioned bedrooms** and a **family bathroom** to the first floor.

Externally, the property is complemented by a **shallow fore garden** and an **enclosed rear garden**, both of which are **currently overgrown** but offer excellent scope for landscaping and improvement to create attractive outdoor spaces in keeping with the rural surroundings.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. **Referral Arrangements** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: None

Broadband: Standard 12mbps download, 1mbps upload, Superfast 37 mbps download, 8 mbps upload, Ultrafast 1800 mbps download, 220 mbps upload.

Mobile Signal/Coverage: Three 83%, EE 77%, O2 71%, Vodafone 70%

Flood Risk: None

Local Authority:

St Helens

Council Tax:

Tax Band B

Tenure:

Leasehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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