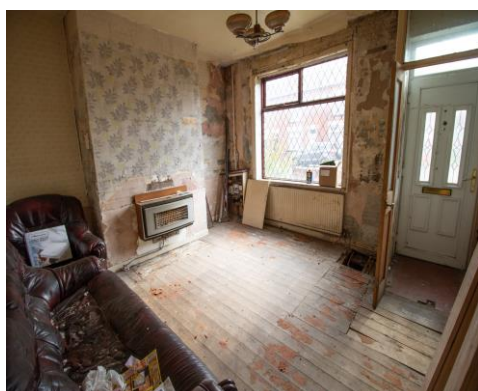




St. James Street, Farnworth, Bolton, BL4 9SJ

Guide Price £82,000

FOR SALE BY THE MODERN METHOD OF AUCTION! (SEE NOTES BELOW). REQUIRING A FULL REFURBISHMENT AND MODERNISATION THROUGHOUT, CASH INVESTORS ONLY! NO ONWARD CHAIN, VACANT POSSESSION! Briefly comprises of the following, an entrance vestibule, a spacious reception room, a kitchen and a rear yard. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a family bathroom with a 3 piece suite in white. The EPC is ordered and will be live on the advert soon. Leasehold property with 882 years left on the lease, 10.00 pounds per annum ground rent. To place a formal bid on the property please contact James Carden on 01913005850 at I am Sold (auctioneers). FOR SALE BY THE MODERN METHOD OF AUCTION! Auctioneers Comments: 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



ACCOMMODATION

Entrance vestibule 4' 0" x 2' 11" (1.22m x 0.9m)

The entrance vestibule to the front of the property.

Lounge 13' 1" x 14' 1" (4.0m x 4.30m)

A spacious lounge to the front of the property.

Kitchen 15' 1" x 14' 1" (4.61m x 4.3m)

A spacious kitchen to the rear of the property.

Master bedroom 11' 1" x 8' 5" (3.37m x 2.57m)

A double sized bedroom to the front of the property.

Bedroom 2 11' 6" x 6' 11" (3.5m x 2.12m)

A double sized bedroom to the rear of the property.

Bedroom 3 11' 1" x 5' 8" (3.37m x 1.73m)

A single sized bedroom to the front of the property.

Family Bathroom 10' 9" x 6' 11" (3.28m x 2.1m)

A family bathroom to the upper floor. Comes with a 3 piece suite in white, including a basin, toilet and a bath tub.



