



For sale by auction via secure sale online bidding

17 Glyne Street, Farnworth, Bolton, North West, BL4 7DN

- Residential property with planning permission for part use as commercial
- Recently renovated kitchen and shower room
- Parking to the rear
- Loft Conversion
- Periphery of Farnworth Town Centre

Description

For sale by auction via secure sale online bidding: Auction fees and terms and conditions apply.

We are pleased to offer to auction this mid terraced property which has recently secured planning consent for change of use to adapt part of the ground floor to commercial Class E use. The planning also includes alterations to the front elevation and the addition of a Juliet Balcony to the rear.

Bolton Council Planning Ref. No: 12324/21

Currently the property provides ground floor residential use comprising of a lounge and open plan living dining kitchen. The first floor comprises of two bedrooms and a recently modernised shower room and access to the converted loft space. There is a garden to the rear which has been concreted to provide parking which is accessed from the rear via a double gate.

Details of how to bid, legal pack information and terms and conditions can be found here:
<https://www.pattinson.co.uk/property?id=452805>

Location

The subject property is located on Glynne Street Farnworth close to the junction of Albert Road which is on the outskirts of Farnworth Town Centre. The immediate area provides a mixture of both residential and commercial properties. The property benefits from good transport connections linking with Plodder Lane, providing access to M61 Motorway which ultimately provides access to the national motorway network.

Accommodation

Accommodation is set over ground and first floors with the addition of a recently converted loft space

Tenure

We have assumed the property is held freehold or long leasehold. Further information will be contained in the legal pack prior to the auction deadline.

Price and Fees

Guide Price £115,000

Buyer fees apply – details can be found here:
<https://www.pattinson.co.uk/property?id=452805>

Planning Use

Currently residential use with planning for part conversion to Class E use. Ref. No: 12324/21

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Should the ground floor be converted to commercial use, it will attract business rates. For further information please contact the rates department of Bolton Council

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
Mr Paul Cosgrave
paul.cosgrave@fletchercre.co.uk

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