



Wemsley Grove | Bolton | BL2 2PB

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 23RD APRIL 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

15 Wemsley Grove, Bolton, BL2 2PB.

Semi detached house on a **MASSIVE CORNER PLOT**. Hall, lounge, dining kitchen with **built in oven and hob** plus **French doors to the rear**, two bedrooms and **modern shower room**. Huge paved rear garden. **Off road parking for several vehicles**. Gas central heating and double glazing. Vacant possession. Close local shops, schools and amenities with more comprehensive retail and leisure facilities in Bolton Town Centre.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

9, Tintern Avenue, BL2 2NR sold on 17/10/2024 for £167,500 Semi-Detached 3 beds 0.16 mi

13, Minster Road, BL2 2NH sold on 04/09/2024 for £175,000 Semi-Detached 3 beds 0.27 mi

48, Abingdon Road, BL2 2RF sold on 23/08/2024 for £176,000 Semi-Detached 3 beds 0.34 mi

There are transportation and commuter links via Bolton, Hall i' th' Wood and Moses Gate railway stations, along with the A58, A666 and M60 all being within easy reach. Nearby, recreational amenities can be found at Seven Acres Country Park and Bradshaw Brook River.

Tenant ready property rental values in the area are in the region of £900 per month. EPC rating D.

Auction consultant dealing with this property

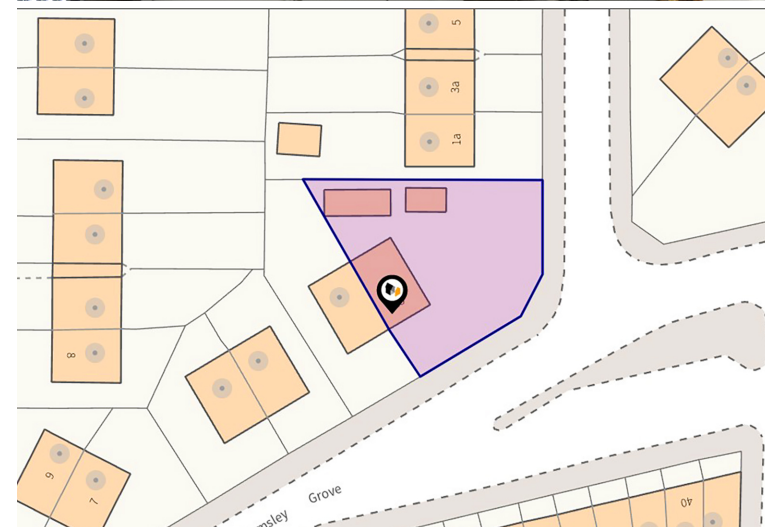
Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



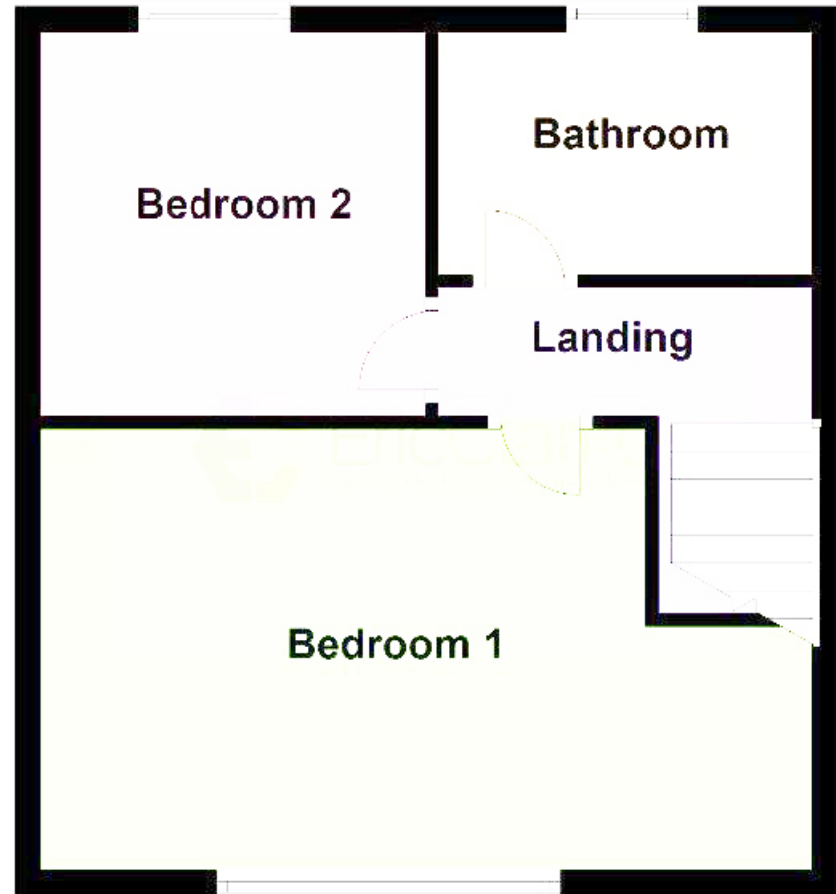
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

Ground Floor



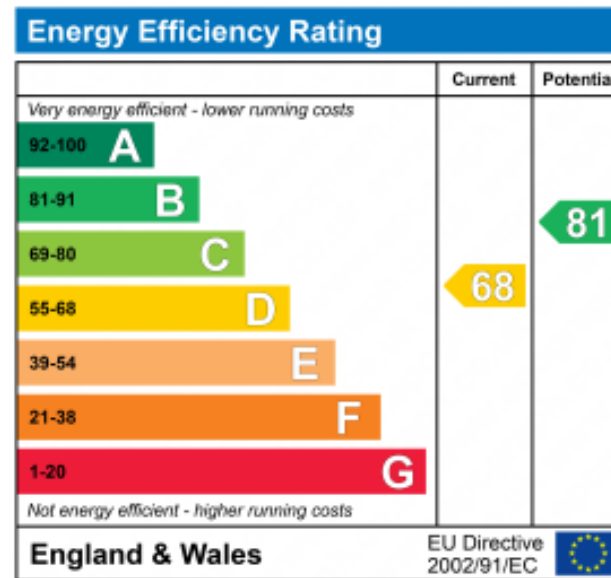
First Floor



Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 949 Years

EPC Rating



Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk



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