



HORACE ST

LIBRA ST

Horace Street | Bolton | BL1 3PU

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 11TH JUNE 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

74 Horace Street, Bolton, BL1 3PU.

End terraced house offering a blank canvas for modernisation with lounge, kitchen (no units), two bedrooms and bathroom. Rear yard with double gates providing off road parking. Gas central heating and double glazing. Vacant possession. Located within the popular area of Halliwell, Bolton town centre is within easy access while immediate local amenities include, schools, shops, bus routes, doctors' surgeries, dentists, places of worship and the train station.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

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

184, Halliwell Road, BL1 3QN sold on 21/01/2025 for £155,000 Terraced 2 beds 0.26 mi

116, Arnold Street, BL1 3EY sold on 04/06/2024 for £150,000 Terraced 2 beds 0.29 mi

Situated on the outskirts of Bolton town centre, the area has everything to offer including Thomasson Park which is full of greenery and walking paths and Mortfield Lodge Park and Garden. For commuters the house is short drive away from the A666 which leads straight onto the motorway network to Manchester, Liverpool and Leeds. Schooling is provided by St Joseph's RC and Oxford Grove Primary Schools. Tenant ready property rental values in the area are in the region of £750 to £800 per month. EPC on order.

Auction consultant dealing with this property

Seth Barlow

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.

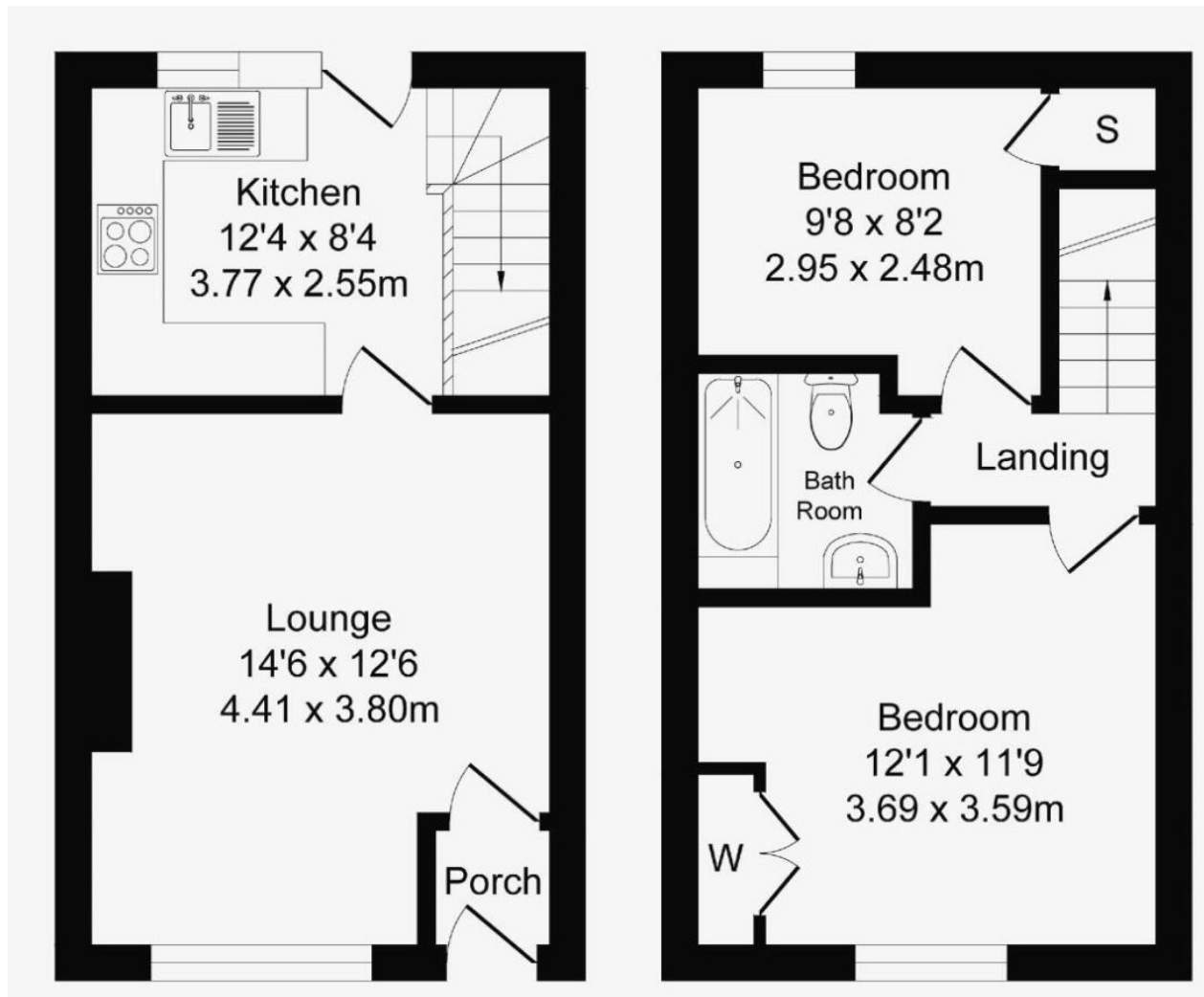
Important notice

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



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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 868 Years

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.