

17 Tomlinson Street, Horwich, Bolton, BL6 5QR



Auction Guide £85,000

2 Bedroom extended mid terrace set within easy reach of Horwich town centre along with all local amenities schools and transport links. Requiring some internal updating the property will make a fantastic first purchase or buy to let investment. Sold with no chain and vacant possession. Viewing is essential.

- For Sale by Modern Auction Method
- Spacious Lounge
- Downstairs Bathroom
- EPC Rating C
- 2 Bedroom Mid Terrace
- Dining Kitchen and Utility
- 2 Generous Bedrooms
- Council Tax Band A



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 is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Situated along a quiet unadopted road this 2 bedroom property has been extended to offer a well proportioned home with large reception lounge, dining kitchen, utility room and downstairs bathroom fitted with a three piece suite. to the first floor there are two generous double bedrooms. Outside there is a small courtyard to the rear. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Vestibule 3'1" x 3'0" (0.94m x 0.92m)

UPVC double glazed entrance door, door to:

Lounge 13'1" x 12'8" (3.99m x 3.86m)

UPVC double glazed window to front, radiator, door to:

Kitchen 12'5" x 12'8" (3.79m x 3.86m)

Base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, electric fan assisted oven, four ring ceramic hob, uPVC double glazed window to rear, radiator, stairs to first floor landing, door to:

Utility Area 7'10" x 4'3" (2.40m x 1.30m)

Plumbing for washing machine, radiator, door to:

Bathroom 7'9" x 7'6" (2.36m x 2.28m)

Fitted with three piece suite with comprising, deep panelled bath with electric shower over, pedestal wash hand basin with tiled splashback and low-level WC, half height ceramic tiling to two walls, uPVC frosted double glazed window to side, radiator.



Landing 2'10" x 8'1" (0.86m x 2.46m)

Storage cupboard, door to:

Bedroom 1 13'0" x 12'8" (3.97m x 3.86m)

UPVC double glazed window to front, radiator, door to:

Bedroom 2 9'4" x 12'8" (2.85m x 3.86m)

UPVC double glazed window to rear, built-in boiler cupboard with housing and wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to Storage cupboard.

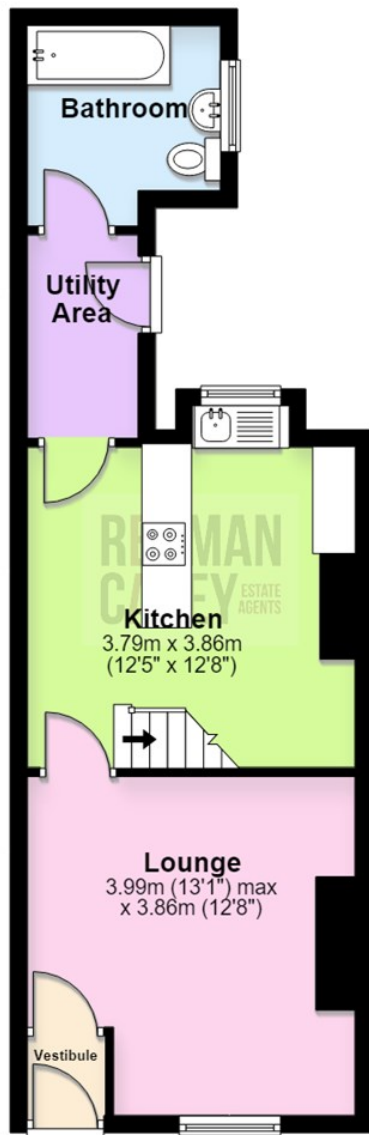
Outside

Rear, enclosed by brick wall to rear and sides, rear gated access, concrete hard standing.



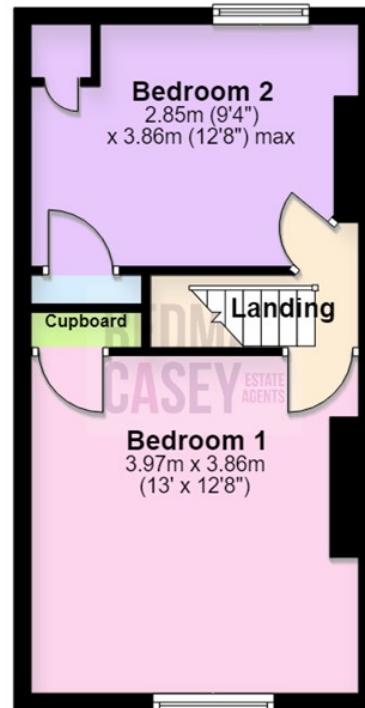
Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 69.7 sq. metres (750.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		86
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

