



89 Stephens Street, Bolton

£140,000 Freehold

Auction guide price of £140,000 plus reservation fee • Three bedroom semi detached property • Two reception rooms • Separate W.C. • Modern shower room • Loft room • Close to good primary schools • Walking distance to local amenities • Close to Leverhulme Park • Perfect first time buyer property

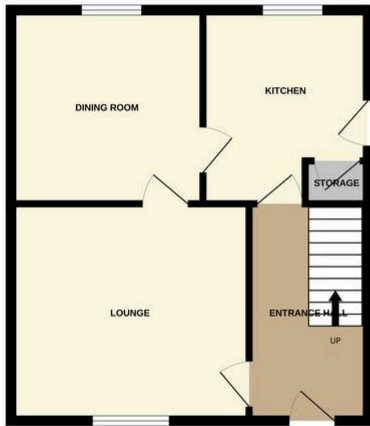




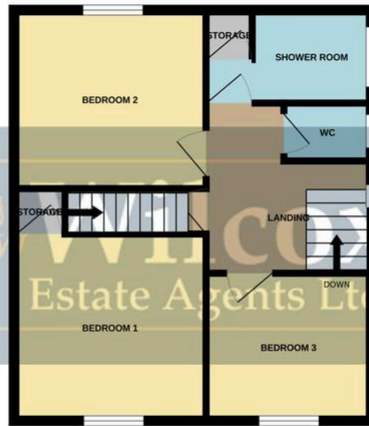
Offered to the market with an auction guide price of £140,000 plus reservation fee, this three bedroom semi detached house presents an excellent opportunity for first time buyers seeking a well located and spacious home. The property boasts two versatile reception rooms, ideal for both family living and entertaining guests, as well as a modern shower room and a separate W.C. for added convenience. The kitchen is well proportioned and offers plenty of potential for personalisation.

Upstairs, there are three comfortable bedrooms, each enjoying good natural light, and a converted loft room that provides valuable additional space for a home office, playroom, or storage. The property is situated within close proximity to highly regarded primary schools, making it a practical choice for young families. Local amenities, including shops and cafes, are within easy walking distance, while the expansive green spaces of Leverhulme Park are also nearby, perfect for leisurely walks and outdoor activities. This home offers a blend of comfort and practicality, with scope for further enhancement to suit the needs of its new owners.

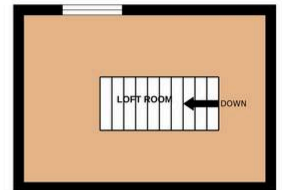
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £140,000 PLUS RESERVATION FEE

Offered to the market with an auction guide price of £140,000 plus reservation fee, this three bedroom semi detached house presents an excellent opportunity for first time buyers seeking a well located and spacious home. The property boasts two versatile reception rooms, ideal for both family living and entertaining guests, as well as a modern shower room and a separate W.C. for added convenience. The kitchen is well proportioned and offers plenty of potential for personalisation. Upstairs, there are three comfortable bedrooms, each enjoying good natural light, and a converted loft room that provides valuable additional space for a home office, playroom, or storage. The property is situated within close proximity to highly regarded primary schools, making it a practical choice for young families. Local amenities, including shops and cafes, are within easy walking distance, while the expansive green spaces of Leverhulme Park are also nearby, perfect for leisurely walks and outdoor activities. This home offers a blend of comfort and practicality, with scope for further enhancement to suit the needs of its new owners.

The outside space has been thoughtfully designed for low maintenance and enjoyment. A flagged pathway leads to the front door, bordered by established small trees, bushes, shrubs, and planters that add colour and character to the frontage. The property benefits from side access via a timber gate, allowing easy movement around the exterior. The garden is enclosed by a fence panel surround, offering a sense of privacy and security for children and pets. There is ample opportunity to personalise the outdoor area, whether by creating a seating space or further developing the planting scheme. The overall layout ensures the outside space is both practical and inviting, providing a pleasant setting for relaxation or social gatherings. This property is an appealing prospect for buyers looking to settle in a convenient location with the added benefit of outdoor space to enjoy throughout the year.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.