



25 Brief Street, Bolton

Guide Price £140,000

Miller Metcalfe
Every step of the way

25 Brief Street

Bolton

AUCTION Offered with no onward chain, this well presented property is situated in a popular location that provides convenient access to a range of local amenities, reputable schools, and excellent transport links. The property boasts spacious rooms throughout, creating a welcoming and comfortable environment that is ideal for both relaxing and entertaining. Upon entering, you are greeted by a generous entrance hall that leads to an impressive living area, complemented by large windows which flood the space with natural light. The thoughtfully designed layout includes a modern fitted kitchen, featuring ample storage and worktop space, making it perfect for keen home cooks. Adjacent to the kitchen is a versatile dining area that can easily accommodate family gatherings or dinner parties with friends. The property offers well proportioned bedrooms, each finished to a high standard, providing plenty of room for furnishings and personal touches. The principal bedroom benefits from built in storage, ensuring that space is maximised and clutter is kept to a minimum. The stylish family bathroom is fitted with contemporary fixtures and fittings, offering a relaxing retreat at the end of a busy day. Neutral décor and high quality flooring have been used throughout, allowing you to move straight in and add your own style with ease. Additional benefits include gas central heating and double glazing, ensuring comfort and energy efficiency all year round. This property represents an excellent opportunity for a wide range of buyers, including first time purchasers, growing families, or those seeking to downsize without compromising on space or quality. With its attractive presentation, spacious accommodation, and prime location, early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

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 buyer's 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

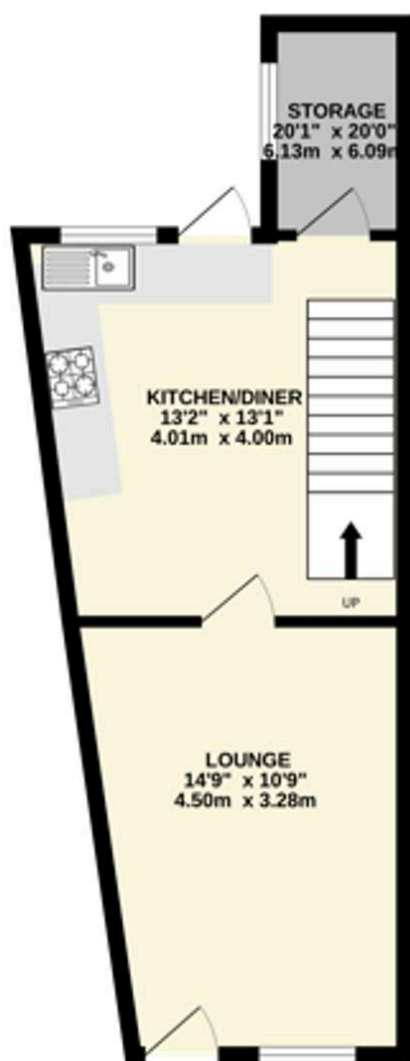




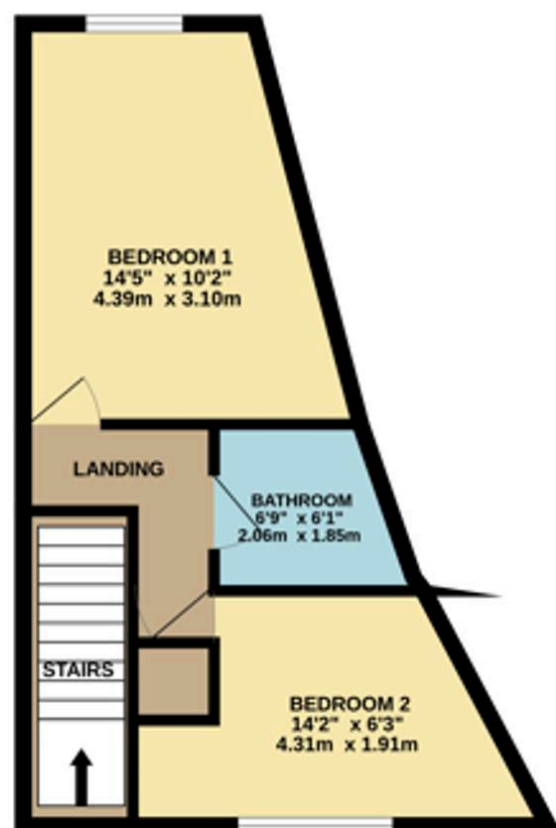




GROUND FLOOR



1ST FLOOR





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