



1 Lower Darcy Street, Bolton

Guide Price £325,000

Miller Metcalfe
Every step of the way

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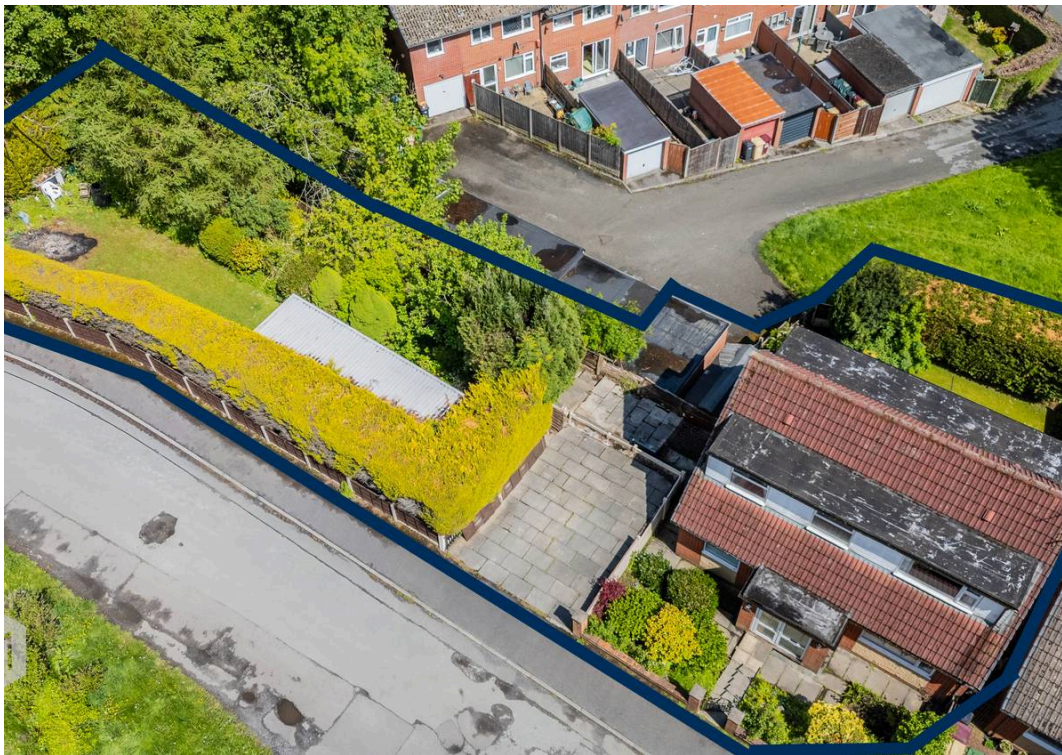
Bolton

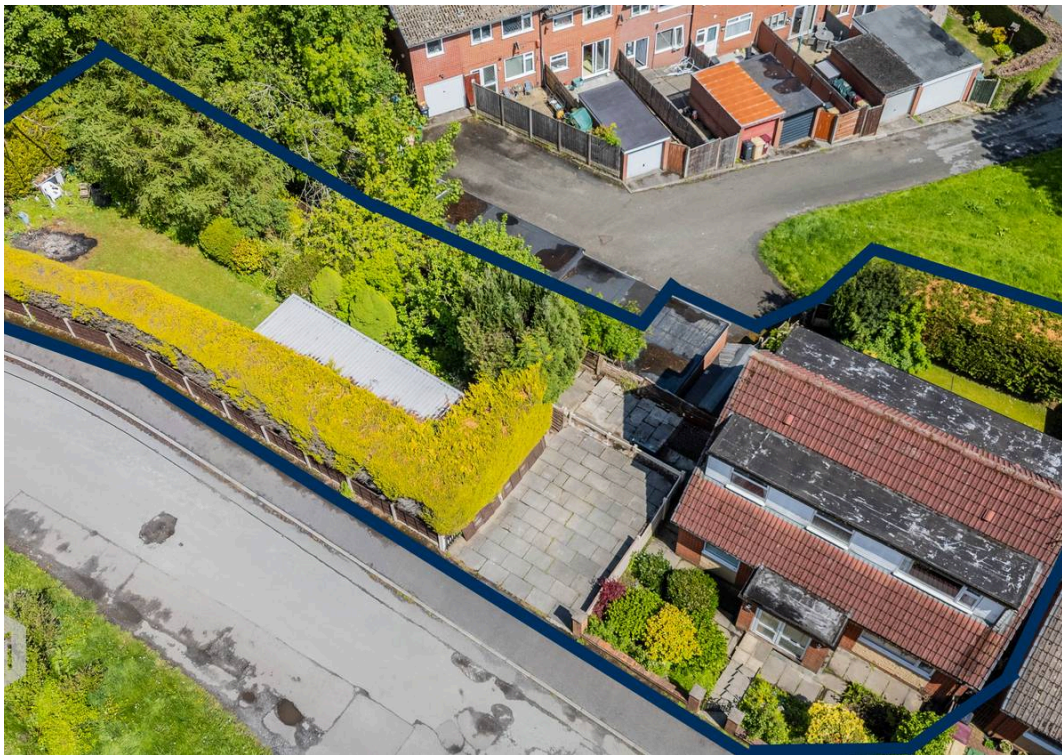
Situated in a highly sought-after location, this detached property presents a fantastic opportunity for buyers looking to create their ideal home. Offered to the market with no onward chain, the residence is in need of modernisation, making it an appealing prospect for those wishing to add their own personal touch and increase value. The interior layout provides a flexible arrangement of living spaces including an entrance porch, entrance hallway, a bright spacious lounge/dining room suitable for a variety of needs and lifestyles and a good sized kitchen with ample storage and appliances. There is access to the cellar which has an en-suite bathroom and utility area and could be used as another bedroom or living space subject to this being signed off. The property benefits from bright and well-proportioned rooms and a downstairs cloakroom with the potential to reconfigure or update according to individual preferences. Practical features include plenty of off-road parking, ensuring convenience for residents and visitors alike. There are gardens to front, rear and side with lovely views to the rear. A garage to the rear, car port and a greenhouse there is also a large cabin which could be used as a home office. The surrounding area is well regarded for its excellent local amenities, reputable schools, and convenient transport links, making it an ideal setting for families, professionals, or investors. This is a rare opportunity to acquire a property in a popular neighbourhood, with scope to modernise and add value. Early viewing is strongly recommended to fully appreciate the potential this property 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 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









BASMENT
263 sq ft (24.3 sq m) approx.



GROUND FLOOR
387 sq ft (35.7 sq m) approx.



2ND FLOOR
352 sq ft (32.5 sq m) approx.



TOTAL FLOOR AREA : 1485 sq ft (138.0 sq m.) approx.

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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