



27 Willow Close, Bolton

£110,000

Auction guide price of £110,000 plus reservation fee • Two double bedroom terrace property • Driveway to front for one vehicle • In need of some modernisation • Excellent investment opportunity • Ideal first time buyer property

- Close to Willows Park
- Close to good schools both primary and secondary
- Walking distance to local amenities
- Walking distance to local mosques





Wilcox
Estate Agents Ltd.



Offered to the market with an auction guide price of £110,000 plus reservation fee, this two double bedroom terraced house presents an excellent opportunity for both investors and first time buyers. The property is situated in a highly convenient location, just a short walk from Willows Park, good primary and secondary schools, local amenities, and local mosques. The interior is in need of some modernisation, providing a blank canvas for buyers to add their own style and value.

The ground floor features a spacious living area with ample natural light and a separate kitchen that offers potential for redesign. Upstairs, there are two generously sized double bedrooms and a family bathroom, providing comfortable accommodation for a small family or sharers. With its practical layout and desirable location, this property is ideal for those looking to create a bespoke home or add to a rental portfolio.

GROUND FLOOR

1ST 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 £110,000 PLUS RESERVATION FEE

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Externally, the property benefits from a low level brick wall to the front, complemented by double wrought iron gates that open onto a tarmac driveway, providing off road parking for one vehicle. A flagged pathway leads to the front entrance, bordered by a fence panel surround that enhances privacy and security. To the rear, a timber gate provides access to the enclosed garden area, which offers potential for landscaping or outdoor seating. The manageable outdoor spaces are well suited to busy professionals, young families, or those seeking a low maintenance investment. This property combines practical outside space with a sought after location, making it a compelling proposition for a range of buyers. Early viewing is highly recommended to appreciate the potential on 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 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 £300 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.