



55 Croston Street, Bolton

Miller Metcalfe
Every step of the way

55 Croston Street

Bolton

FOR SALE BY MODERN AUCTION - STARTING BID £90,000 PLUS RESERVATION FEES
- NO CHAIN

This is a fabulous opportunity to purchase a two bedroom terraced house, the property requires full modernisation throughout offering a huge amount of potential for any prospective buyer. Internal viewing advise.

Located in an convenient location close to many local amenities and schools. The property is being offered for sale with no onward chain.

Accommodation briefly comprising entrance vestibule, lounge, dining kitchen. Rising to the first floor are two bedrooms and a three piece family bathroom suite. Outside there is an enclosed yard to the rear.

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 winning bidder 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.

Council Tax band: A

Tenure: Leasehold

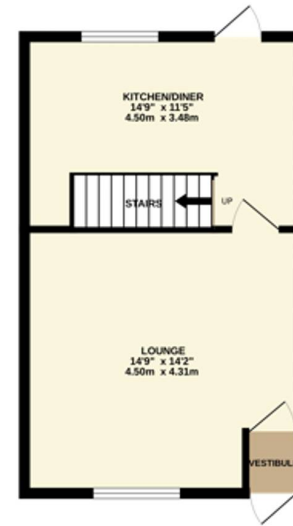




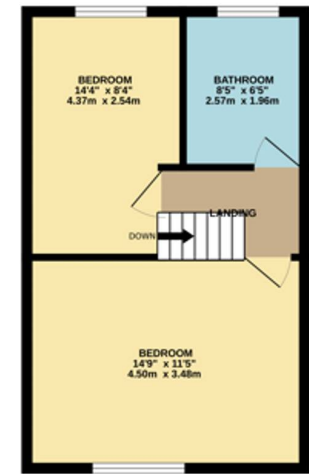




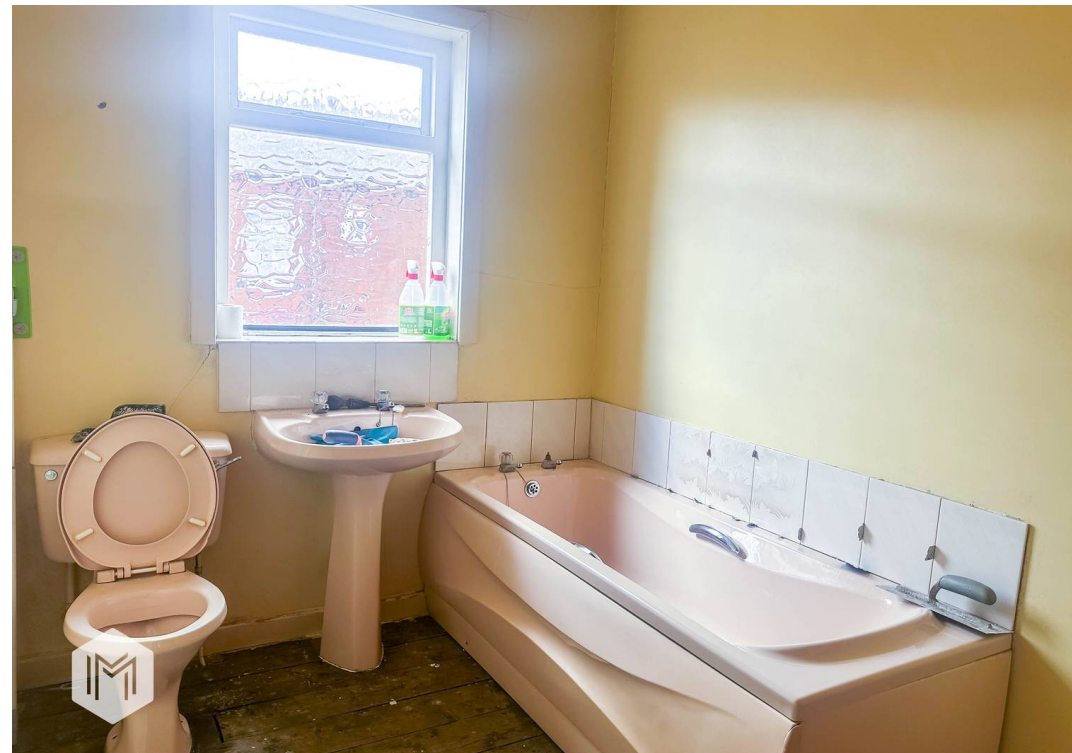
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



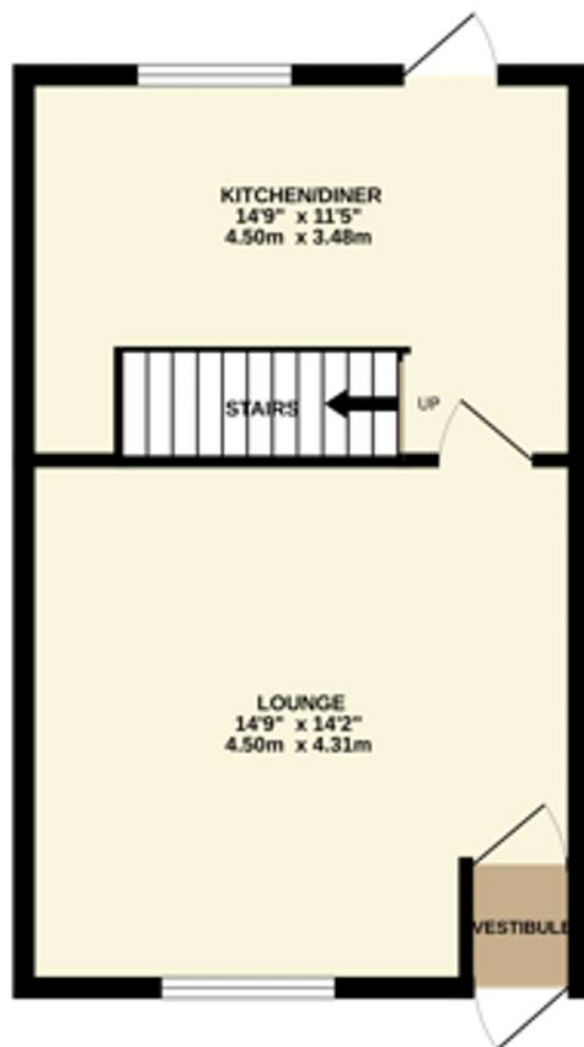
1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



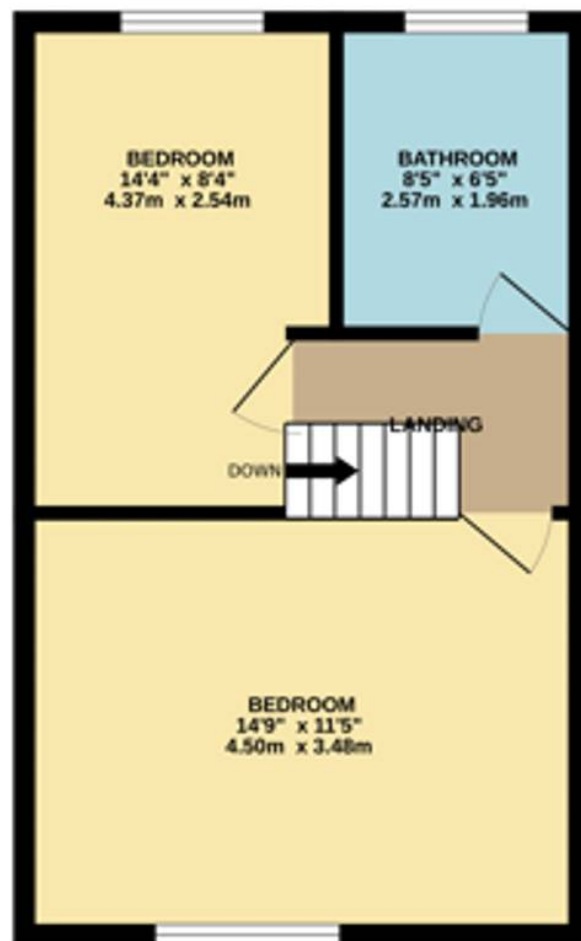
TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, materials, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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