



Bury Road, Bolton

Guide Price £120,000

Miller Metcalfe
Every step of the way

For Sale By Modern Auction - Starting Bid £120,000 Plus Reservation Fees

This well appointed and nicely presented two bedroom property offers space, comfort and potential. Flowing elegantly throughout with neutral and modern décor, the house is nicely presented and ready for someone to move straight in and make their mark. We think this would make a great first home for someone looking to take their first step on the market - similarly, due to the increasing popularity of the location, this would be absolutely perfect for an investor looking to enhance their portfolio.

The property is located on Bury Road close to a number of excellent amenities such as shops, schools, supermarkets and leisure facilities.

The accommodation comprises: entrance vestibule with a door leading to a warm and welcoming lounge. Adjacent is an impressive kitchen/dining area with ample room to accommodate a dining table. The kitchen leads to a convenient utility room. Take the stairs to the first floor and you'll find two generous bedrooms and a fitted bathroom suite.

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

EPC Energy Efficiency Rating: C

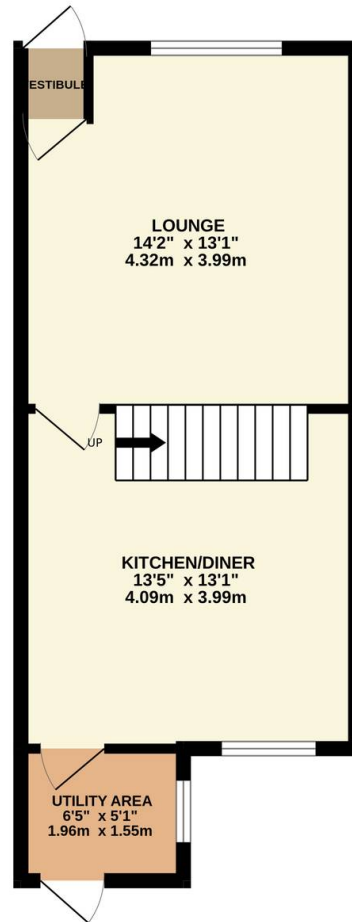
EPC Environmental Impact Rating: C



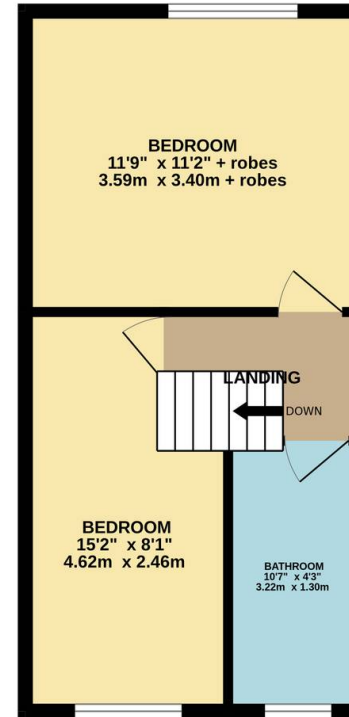




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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.
Made with Metropix 6/2023

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