

27 Cherry Tree Way, Horwich, Bolton, Greater Manchester, BL6 6JG



## Auction Guide £70,000

Situated close to transport links and local amenities including Middlebrook Retail Park, this first floor flat. The light-filled flat is accessed through its own front door and comprises of: - entrance hallway with under stair storage, hallway, lounge with living flame electric fire, fitted kitchen, two double bedrooms the second with built in storage cupboard and there is a three-piece bathroom with shower. Further benefits include a gas central heating system with wireless system and double glazing. Sold with no chain and vacant possession.

- 2 Double bedroom Apartment
- Fitted Kitchen
- No Chain
- EPC Rating tbc
- Spacious lounge
- 3 Piece Modern Shower Room
- Vacant Possession
- Council Tax Band A



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 buyer 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.

Ideal buy to let or first purchase, this two double bedroom apartment offers excellent accommodation which comprises - Hallway, lounge, fitted kitchen, 2 double bedrooms and shower room fitted with a modern 3 piece suite. Located within easy reach of local amenities, Middlebrook retail park and road and rail links for Manchester Preston and beyond. Sold with no onward chain and vacant possession. Viewing is essential to appreciate all that is on offer.

### Entrance Hall

Built-in under-stairs storage cupboard, radiator, stairs to first floor landing, part glazed entrance door, door.

### Landing

UPVC frosted double glazed window to side, door to:

### Lounge 11'3" x 13'10" (3.42m x 4.21m)

UPVC double glazed window to rear, living flame effect electric fire with set in and surround, double radiator, laminate flooring.

### Kitchen 10'8" x 7'5" (3.25m x 2.26m)

With a matching base and eye level cupboards with contrasting round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to front, built-in boiler cupboard with housing and wall mounted gas combination serving heating system and domestic hot water, radiator, vinyl flooring, door to:





**Bedroom 1 11'3" x 11'9" (3.42m x 3.58m)**

UPVC double glazed window to rear, radiator.

**Bedroom 2 7'8" x 9'7" (2.34m x 2.93m)**

UPVC double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:

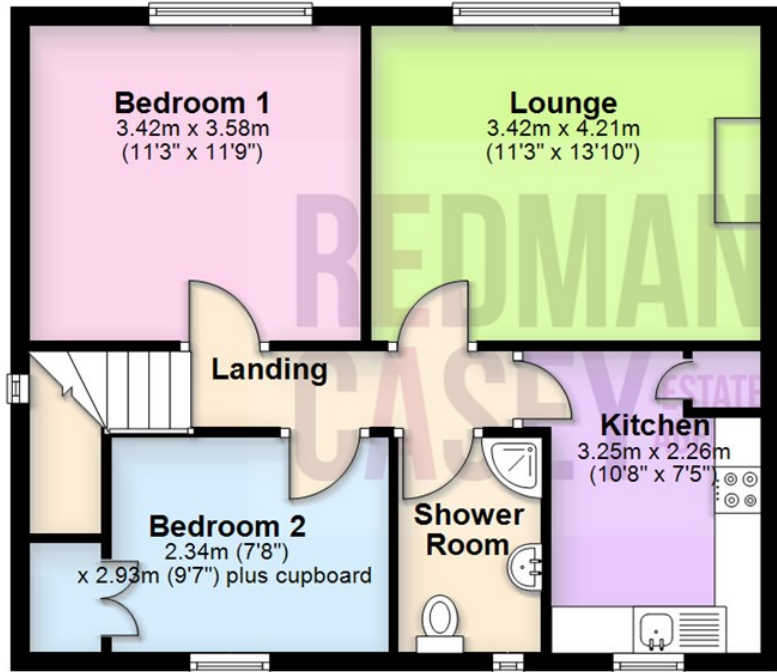
**Shower Room**

Fitted with three piece white suite with comprising, tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and heated towel rail, uPVC frosted double glazed window to front, vinyl flooring.



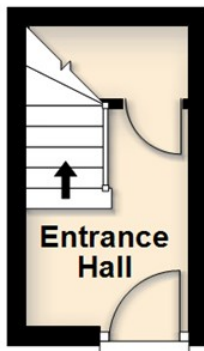
## First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



## Ground Floor

Approx. 5.7 sq. metres (61.7 sq. feet)



Total area: approx. 59.2 sq. metres (637.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            | <b>65</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         | <b>80</b> |
| (55-68) <b>D</b>                                                | <b>62</b>               |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

