





51 Hastings Road, Bolton

£180,000 Leasehold

Auction guide price of £180,000 plus reservation fee • Two reception rooms • Three double bedrooms • Modern shower room • Separate W.C. • Potential to extend STPP • Potential to go in the loft to create another bedroom with en-suite • Cellar • Low maintenance front and rear garden • Walking distance to Morrisons

Wilcox Estate Agents Ltd.







Offered for sale by auction with a guide price of £180,000 plus reservation fee, this three bedroom terraced house presents an opportunity for buyers seeking generous accommodation and scope to make a home their own. With two reception rooms, three double bedrooms and a cellar, the property offers a versatile layout suited to a range of buyers. The two reception rooms provide separate spaces that could be arranged to suit individual needs, whether as a sitting room, dining room, home office or additional family space. Upstairs, the three double bedrooms offer flexibility for family living, guests or working from home. A modern shower room serves the accommodation, while a separate W.C. adds convenience.

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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 £180,000 PLUS RESERVATION FEE

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Outside, the property benefits from low maintenance gardens to both the front and rear, providing outdoor space without the demands of extensive upkeep. The front garden is enclosed by a low level brick wall and approached through a wrought iron gate, creating a defined entrance to the property. Bushes, shrubs and planters add greenery and interest to the frontage, while allowing the space to remain manageable. The planters also provide an opportunity to introduce seasonal colour or personalise the entrance with a choice of plants. To the rear, the garden is fully flagged, offering a practical space that can be used for outdoor seating, dining or simply enjoying time outside. The flagged surface keeps maintenance straightforward and provides flexibility when arranging garden furniture and planters.

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.