



Westby Grove, Bolton

Guide Price £150,000

Miller Metcalfe
Every step of the way

12 Westby Grove

Bolton

Presenting this inviting three bedroom terraced house, available for sale via auction and offered with no onward chain, providing a fantastic opportunity for both homebuyers and investors alike. This freehold property boasts a well-proportioned layout, thoughtfully arranged to maximise both comfort and practicality. Upon entering, you are welcomed by a spacious hallway that leads to a generous living room, ideal for relaxing or entertaining guests. The kitchen is fitted with a range of wall and base units, offering ample storage and preparation space, and is conveniently positioned adjacent to a separate dining area, creating a natural flow for family meals or social gatherings. Upstairs, the property features three good-sized bedrooms, each benefiting from plenty of natural light and neutral décor, making them versatile spaces for sleeping, working, or studying. The family bathroom is well-appointed with a modern suite, including a bath with overhead shower, a wash basin, and a low-level WC. Additional features include double glazing throughout and efficient central heating, ensuring comfort all year round. The property is not overlooked to the front, affording a sense of privacy and a pleasant outlook. With its practical layout, appealing décor, and excellent potential for personalisation, this home is ready to move into while also offering scope for further enhancement to suit individual tastes. Located in a popular residential area, the house is within easy reach of local amenities, reputable schools, and convenient transport links, making it an ideal choice for families, professionals, or those seeking a sound investment. The auction sale offers a transparent and time-efficient purchasing process, and with no onward chain, a swift completion is possible. This property represents a rare opportunity to acquire a freehold home in a sought-after location, with immediate vacant possession available. Early viewing is highly recommended to fully appreciate the space, condition, and potential this terraced house has to offer. For further information or to arrange a viewing, please contact our office at your earliest convenience.

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 buyer's 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

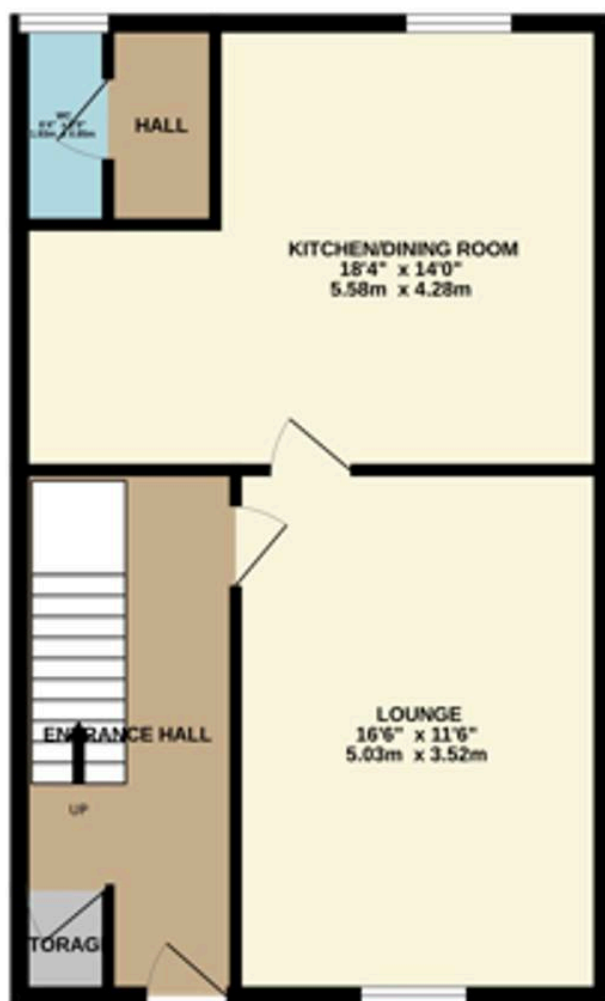




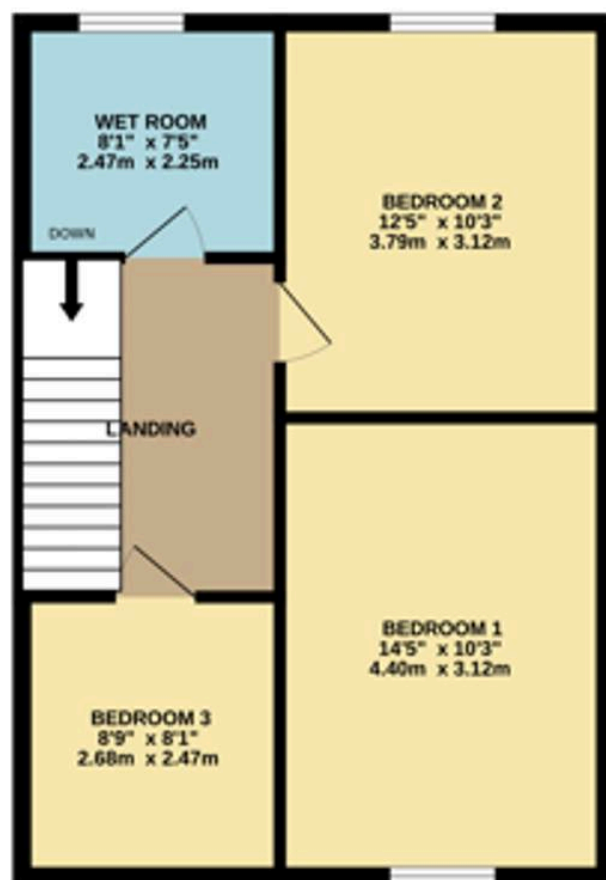




GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.7 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.

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