



9 Maplewood House

Bolton, Bolton

Ground Floor Apartment | Fantastic Investment Opportunity | No Onward Chain | £50,000 Starting Bid FOR SALE BY MODERN AUCTION - STARTING BID £50,000 PLUS RESERVATION FEES - MAKE A BID ONLINE This well appointed ground floor apartment has been priced attractively to sell. An ideal first time buy or perhaps rental investment in a property that has previously produced outstanding rental yields. Accommodation comprises: entrance hallway with a door leading to a fitted kitchen with a combination of base and eye level fitted units. A door leads to a spacious lounge, a large double bedroom plus a fitted bathroom suite. The apartment has the additional benefit of gas central heating and one allocated parking spot to the front. Maplewood House is a quiet and well regarded complex located just off Halliwell Road in Bolton BL1. A number of excellent amenities are nearby such as shops, supermarkets, leisure facilities and schools. 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 4.5% 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: D

EPC Environmental Impact Rating: E









GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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