



134 Arnold Street, Bolton

Guide Price £115,000

Miller Metcalfe
Every step of the way

134 Arnold Street

Bolton, Bolton

*** FOR SALE VIA MODERN METHOD OF AUCTION, STARTING BID £115,000 PLUS RESERVATION FEES ***

Within a short distance to Bolton town centre an array of amenities and excellent transport and commuting links and walking distance from well-regarded local schools. The property is in need of some internal modernisation. Internal viewing advised.

Accommodation briefly comprising entrance vestibule, lounge with bay window to the front, dining kitchen. Rising to the first floor are two bedrooms and a three piece bathroom suite. Outside the property is garden fronted with an enclosed rear yard.

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

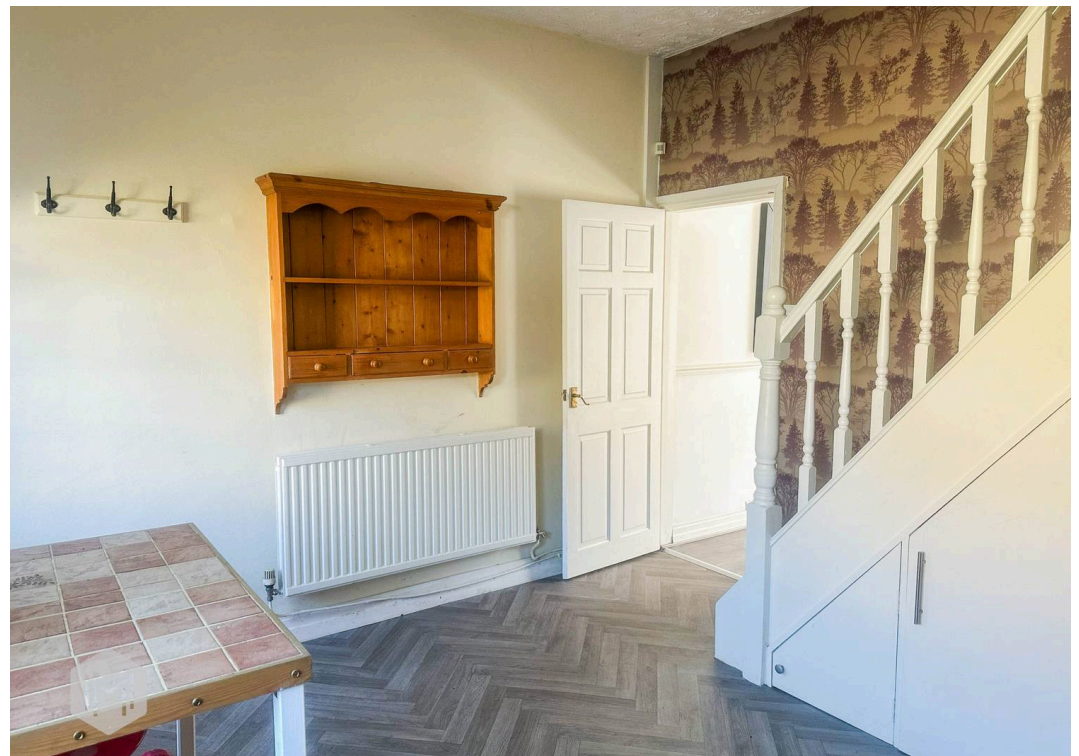
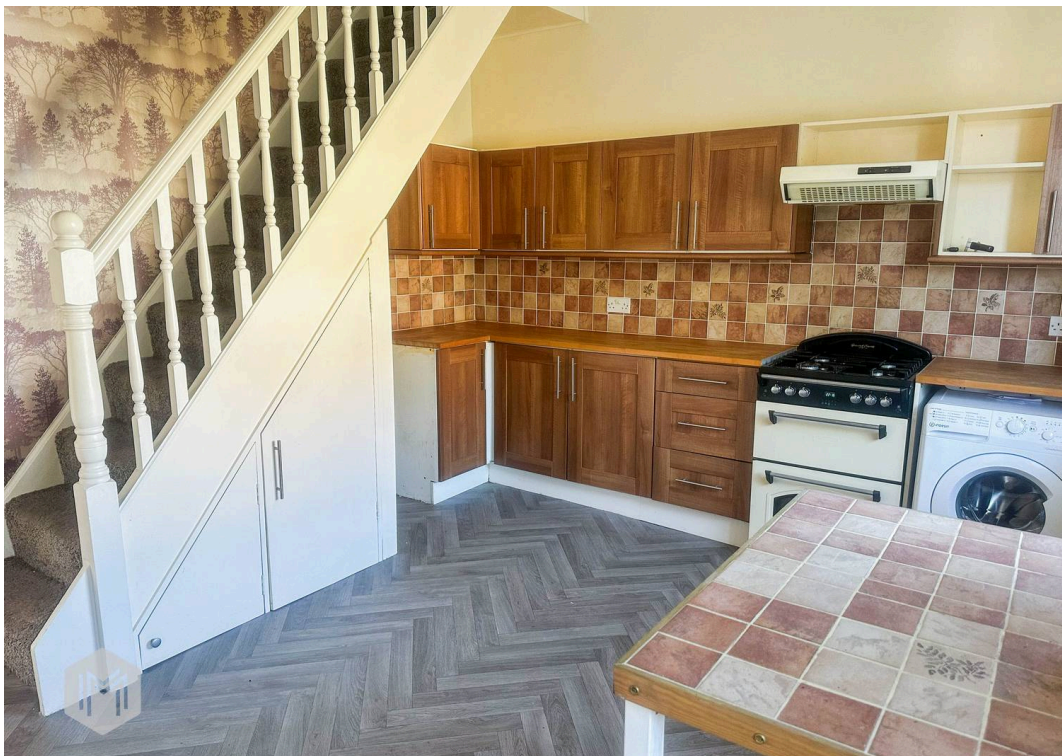
verification process with iamsold and provide proof of how the purchase would be funded.

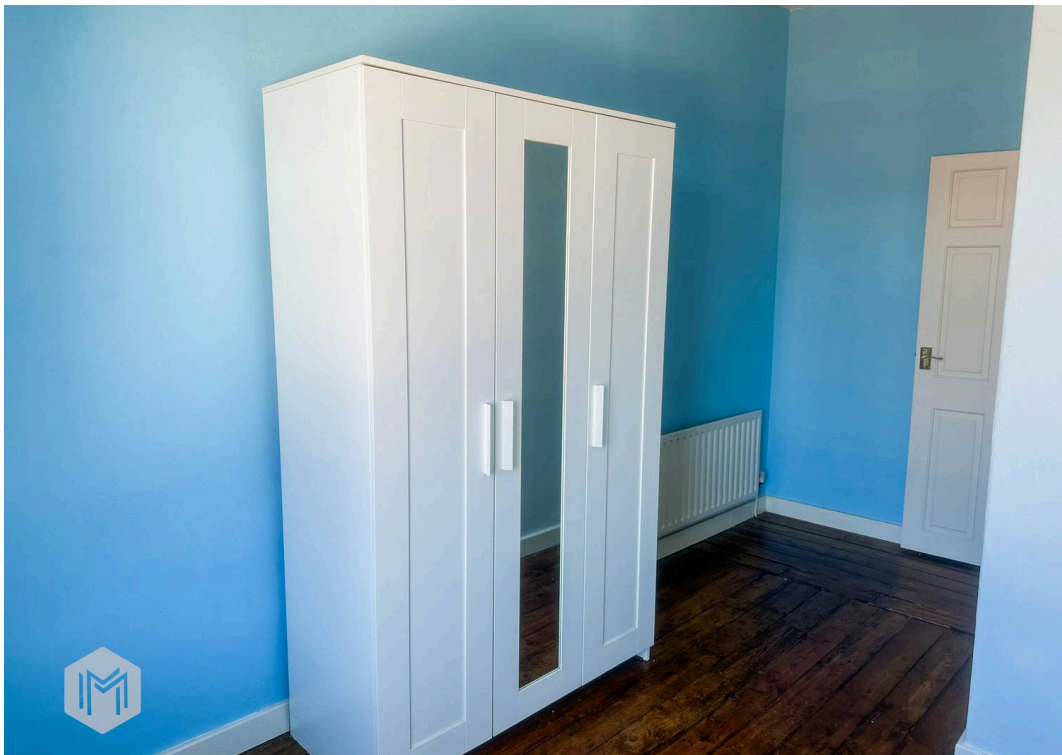
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

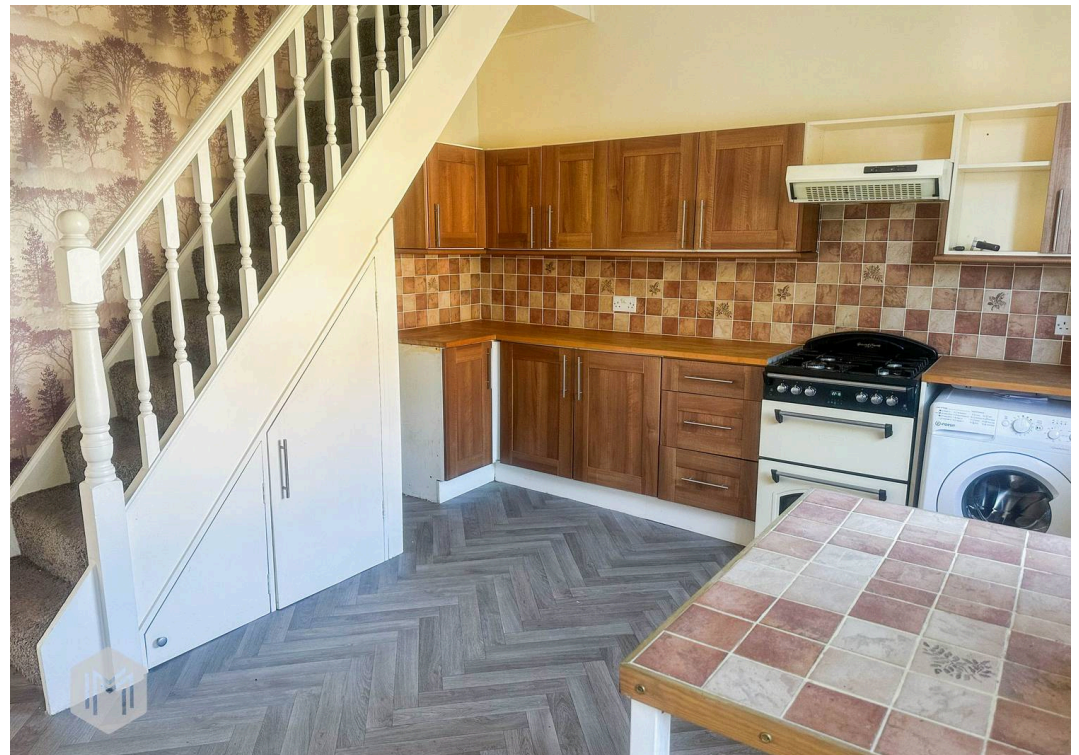
you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £200 including VAT towards the

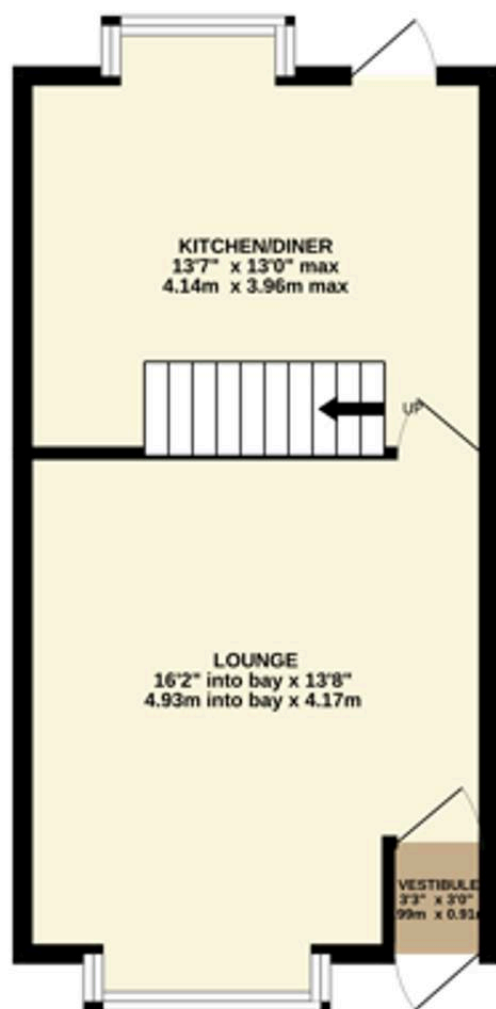




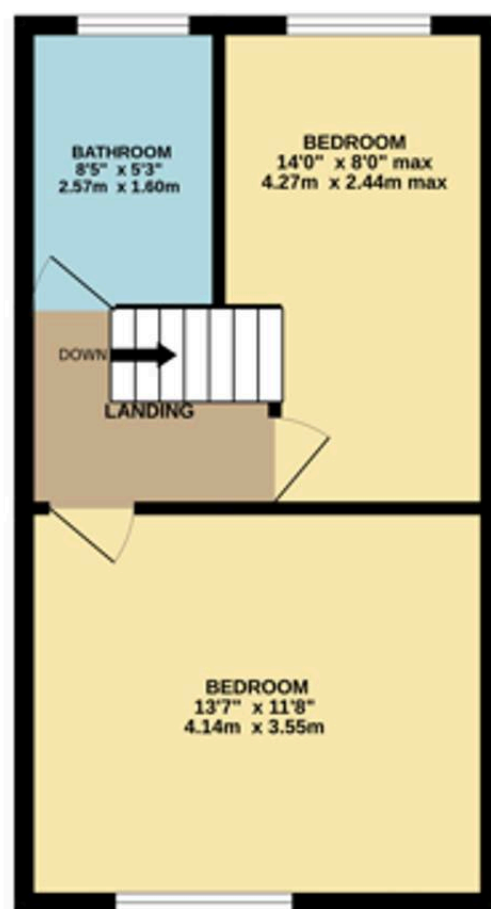




GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 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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Bolton

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