



65 Catherine Street East, Horwich

Guide Price £110,000

Miller Metcalfe
Every step of the way

65 Catherine Street East

Horwich, Bolton

Well Appointed Three Bedroom Property Beaming With Potential I Fantastic Horwich Location I No Onward Chain

ATTENTION FIRST TIME BUYERS AND INVESTORS

For sale by modern auction - starting bid £110,000 plus reservation fees.

This well appointed three bedroom property located in a highly desirable Horwich location has been a much loved family home for many years and now presents a rare and exciting opportunity for someone to make their own mark. Dated and requiring modernisation throughout, the property beams with incredible potential to renovate, restore and improve. We think this would make a great purchase for a first time buyer looking for a complete blank canvas or perhaps a rental investor looking to enhance their portfolio due to the popularity of the area.

Catherine Street East is a quiet and highly regarded location which is situated in central Horwich. A number of excellent amenities are within walking distance such as schools, leisure facilities and shops. Furthermore there's a great selection of bars, pubs and restaurants in the local area.

The accommodation briefly comprises: entrance hallway with a door leading to a bright and airy lounge. A door leads to the kitchen at the rear which has a combination of base and eye level fitted units and access to a large under-stairs storage cupboard. Take the stairs to the first floor where you'll find two double bedrooms, a fitted bathroom suite and a further single bedroom. The property benefits from gardens to both sides.

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 4.50% 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

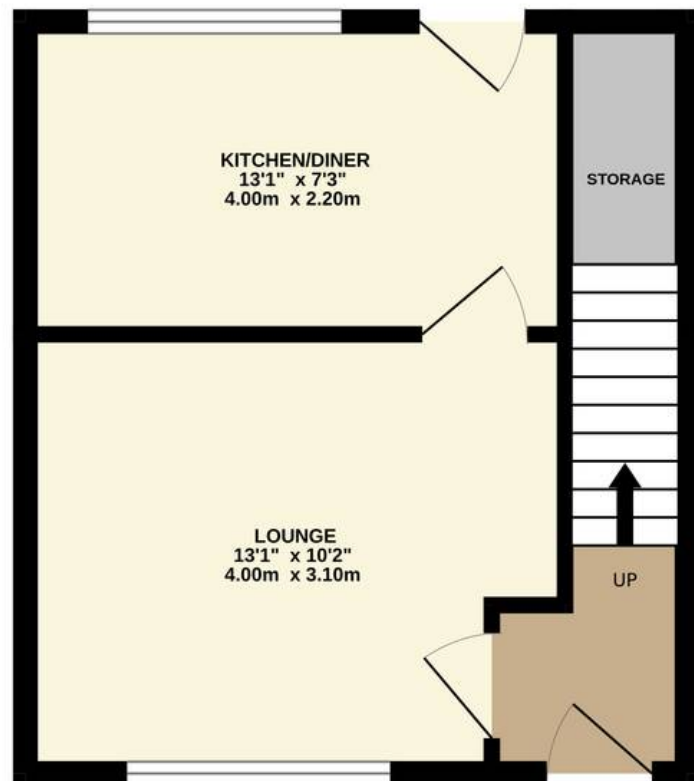




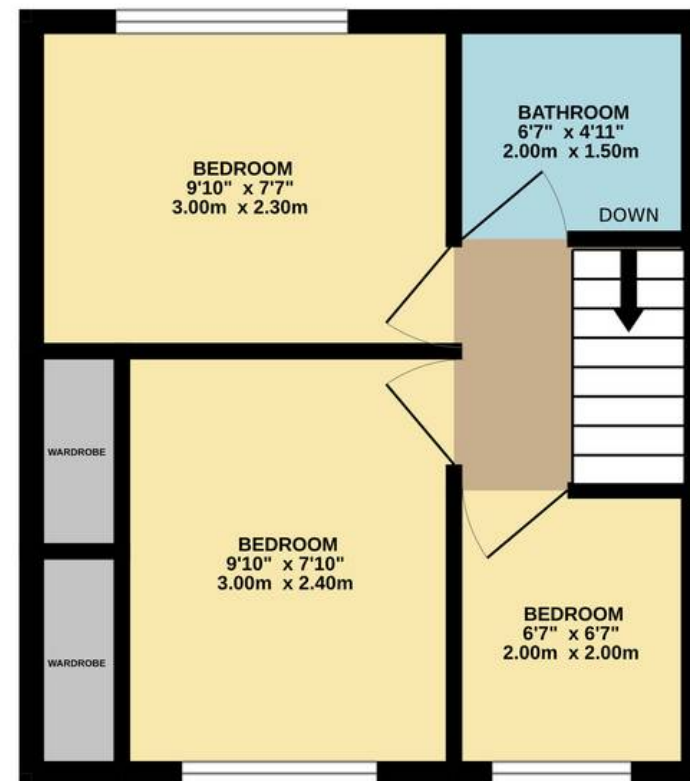




GROUND FLOOR
280 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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