



Flat 8, The Old School Rooms Great Moor Street, Bolton

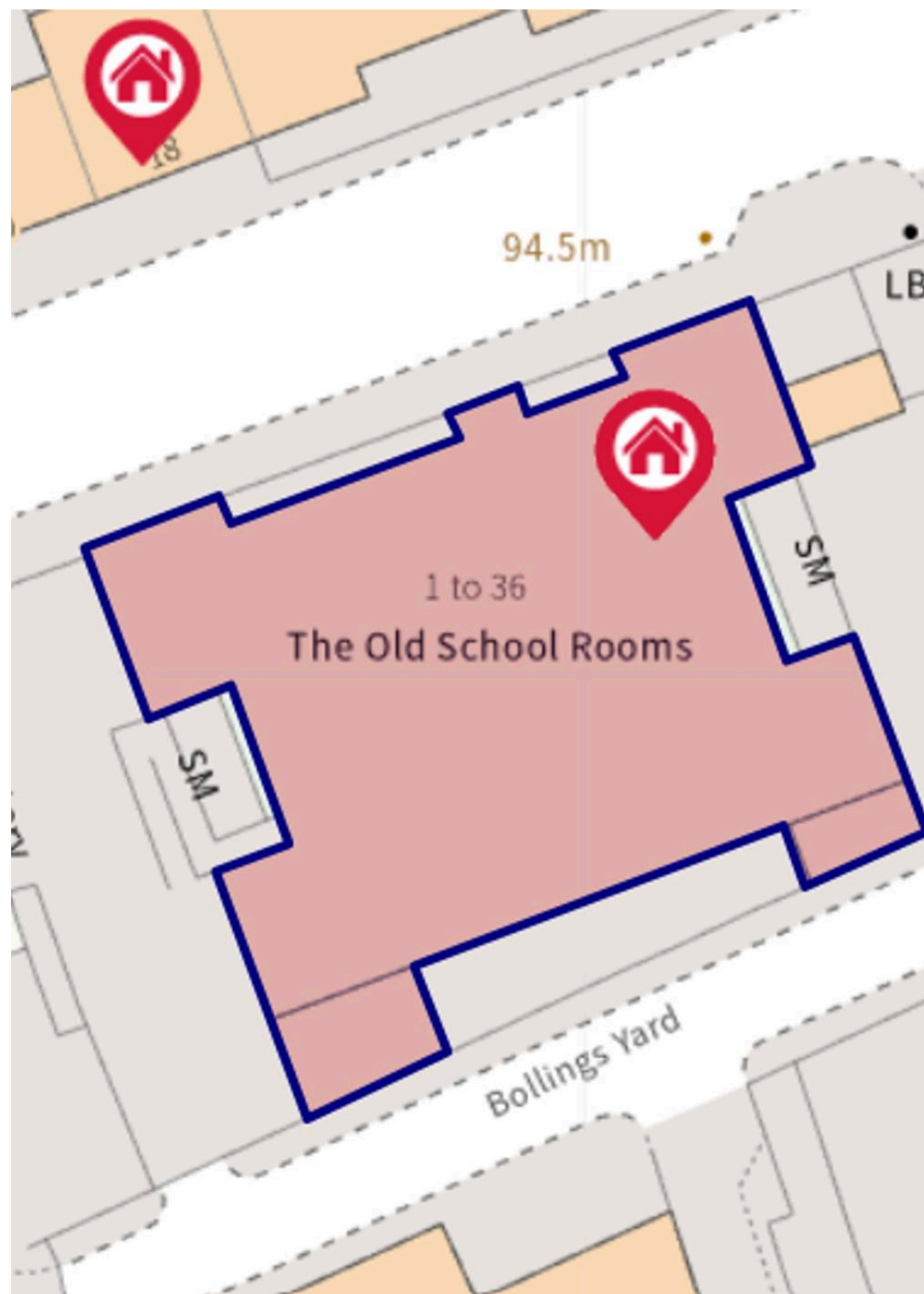
Guide Price £45,000

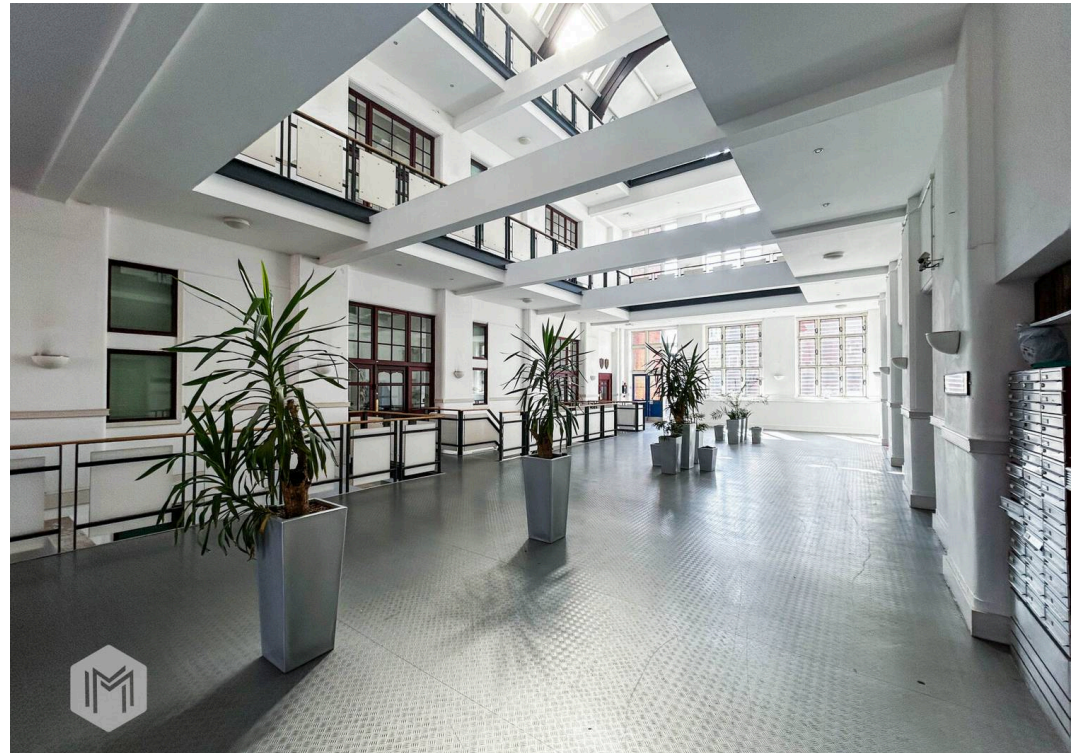
**Miller Metcalfe**  
*Every step of the way*

## Flat 8, The Old School Rooms

Great Moor Street, Bolton

**Fantastic One Bedroom Duplex Apartment | Historic Old School Rooms Building | Incredible Investment Opportunity** FOR SALE BY MODERN AUCTION - STARTING BID £55,000 PLUS RESERVATION FEES This beautifully presented and nicely appointed ground floor duplex apartment is available immediately with no onward chain and simply has so much appeal! Nicely positioned in a historic old school building, the apartment is located in central Bolton and is within walking distance to a number of amenities such as Bolton University and a number of shops, bars and leisure facilities. Internally there's an abundance of space on offer with a large open plan living space, an incredible mezzanine bedroom and two separate bathrooms. 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.

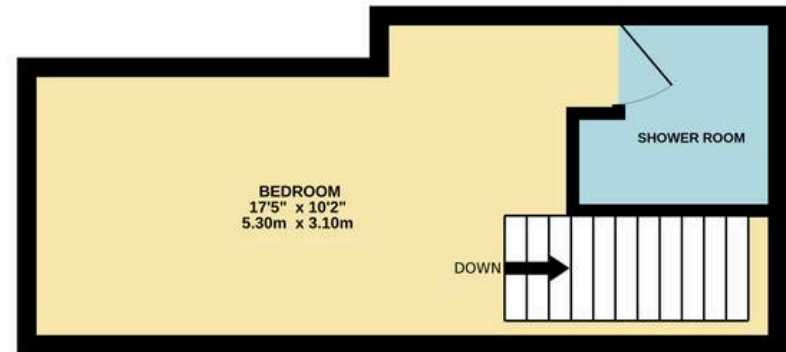




GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.7 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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