



31 Wyresdale Road, Bolton

Guide Price £110,000

Miller Metcalfe
Every step of the way

31 Wyresdale Road

Bolton, Bolton

** Incredible Investment Opportunity | Sold With A Long Term Sitting Tenant | Fantastic Heaton Location ** **FOR SALE BY MODERN AUCTION - STARTING BID £110,000 PLUS RESERVATION FEES** Looking to enhance your rental portfolio? This well appointed three bedroom bay-fronted terraced on Wyresdale Road is being sold with a long term tenant in situ. The house has been priced attractively to sell - make a bid online. Comprising two large reception rooms, a welcoming hallway and a fitted kitchen on the ground floor. Upstairs, there's two large double bedrooms, a single bedroom plus a fitted bathroom suite. Wyresdale Road is a popular and well regarded location situated in the Heaton area close to Bolton School. A number of other amenities are nearby such as shops, supermarkets and leisure facilities. 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

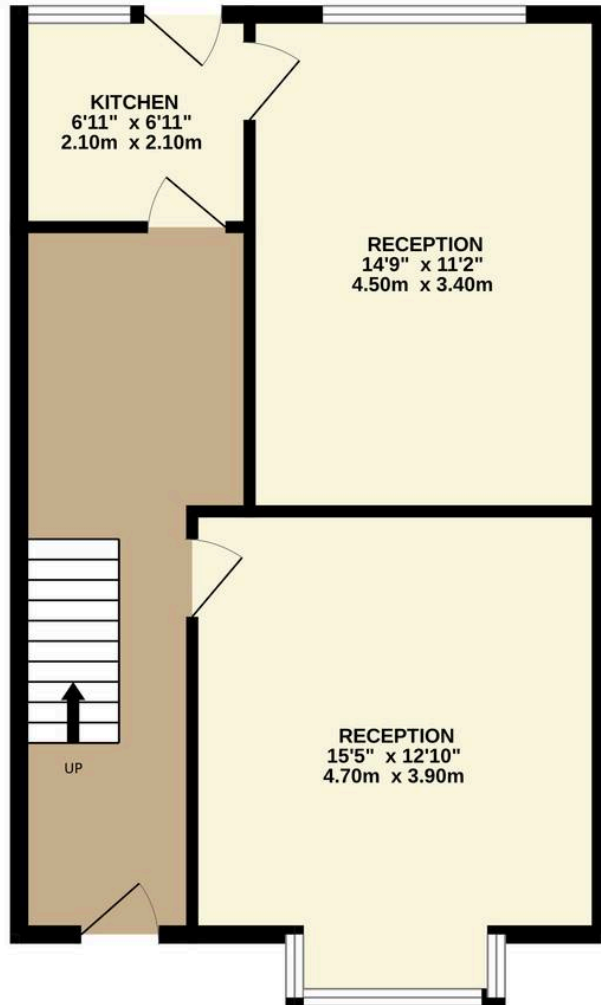
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

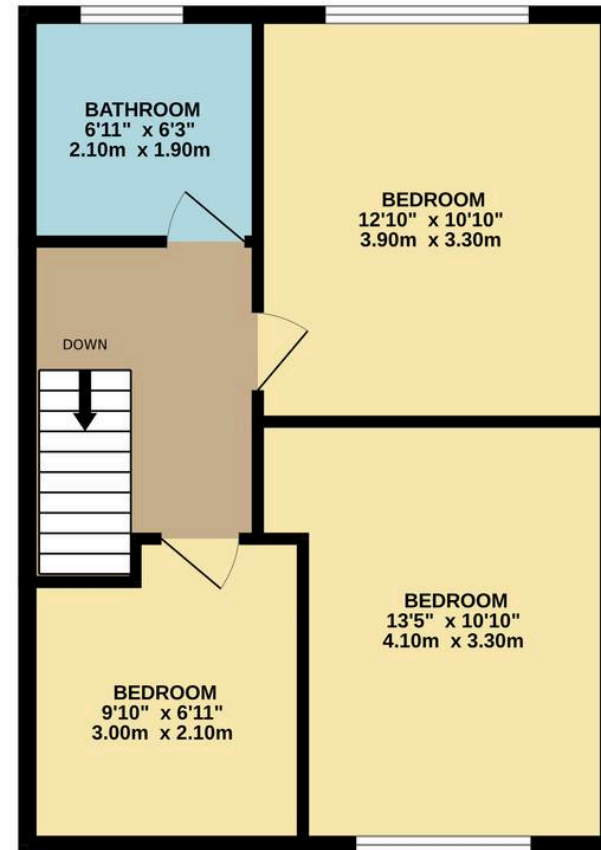




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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