



Bolton Road, , Darwen, BB3 2JQ

- Double Fronted Terrace
- Three Sitting Rooms
- Whitehall Location
- No Chain
- Buyers Fees Apply
- Three Double Bedrooms
- Fantastic Garden Space With Potential To Extend (Subject to PP)
- Requires Some TLC
- For Sale Via Modern Method Of Auction
- Subject To Reserve

Guide Price £135,000



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DESCRIPTION

This double fronted terrace is sat on a very generous sized plot and appeals to buyers looking to upsize. Located in the Whitehall area of Darwen with no onward chain.

The property comprises; entrance vestibule, three sitting rooms, kitchen, three double bedrooms, four piece bathroom and an en-suite toilet. There is access to a cellar room from the left lounge area. To the rear there is substantial garden space which offer potential for extensions of additional parking areas (subject to planning).

The house is situated in the Whitehall area of Darwen, an extremely popular location with access to a range of highly respected schools. The house is situated on a bus route for those that don't drive and provides simple access into both Darwen town centre and the neighbouring town of Bolton over the A666.

OUR THOUGHTS - 'An excellent sized plot with substantial garden space and potential to develop further'

Auctioneers Comments:

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 buyer will pay £300.00 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 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







Total area: approx. 166.3 sq. metres (1790.4 sq. feet)

Viewings

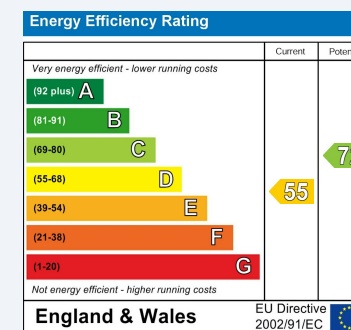
Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

