



Marlow Close, Bolton

Guide Price £180,000

Miller Metcalfe
Every step of the way

4 Marlow Close

Bolton

FOR SALE VIA AUCTION**

Looking for a detached true bungalow beaming with potential that you can completely modernise and make your own?

This fantastic property on Marlow Close is available immediately with no onward chain and presents a rare and exciting opportunity to put your own stamp on. A much-loved family home for many years.

Standing proudly on a commanding and enviable plot, benefitting from a detached garage and a large front garden, the property is incredibly private and not overlooked. Step inside to discover two generous bedrooms, a fitted kitchen with a combination of base and eye level units plus a lounge to the rear which is bright and airy.

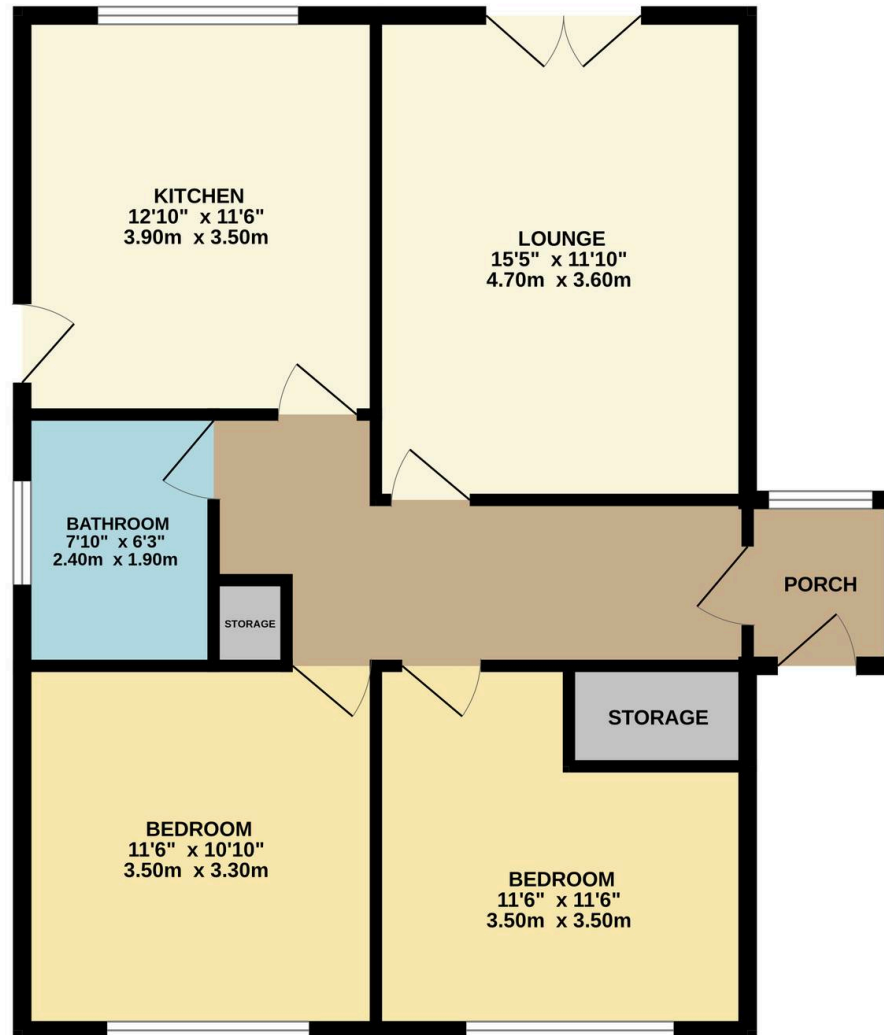
Marlow Close is a quiet, popular and well regarded cul-de-sac located just off Red Lane. A number of amenities are on the doorstep such as shops, supermarkets and leisure facilities. For those that need to commute and travel, there's great links to Bolton, Bury, Manchester and beyond.

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 buyer's 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 £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed





GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 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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