



3 Calder Road, Bolton

Guide Price £90,000

Miller Metcalfe
Every step of the way

3 Calder Road

Bolton

CASH BUYERS ONLY FOR SALE BY TRADITIONAL AUCTION - STARTING BID £90,000 PLUS RESERVATION FEES

Priced to sell - Incredible investment opportunity - Beaming with potential to modernise and improve

Available immediately with NO ONWARD CHAIN stands this well appointed two bedroom property on Calder Road, Great lever. The house is dated and requires modernisation throughout but beams with unrivalled potential to modernise and improve. The house would be absolutely perfect for a first time buyer looking to make their own mark or perhaps an investor wishing to enhance their portfolio. The property has been priced attractively and we are expecting huge levels of interest. Book a viewing with our sales team and make a bid online.

Calder Road is a quiet street in the Great Lever area of Bolton which is close to a number of amenities such as shops, schools, convenience stores and leisure facilities.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

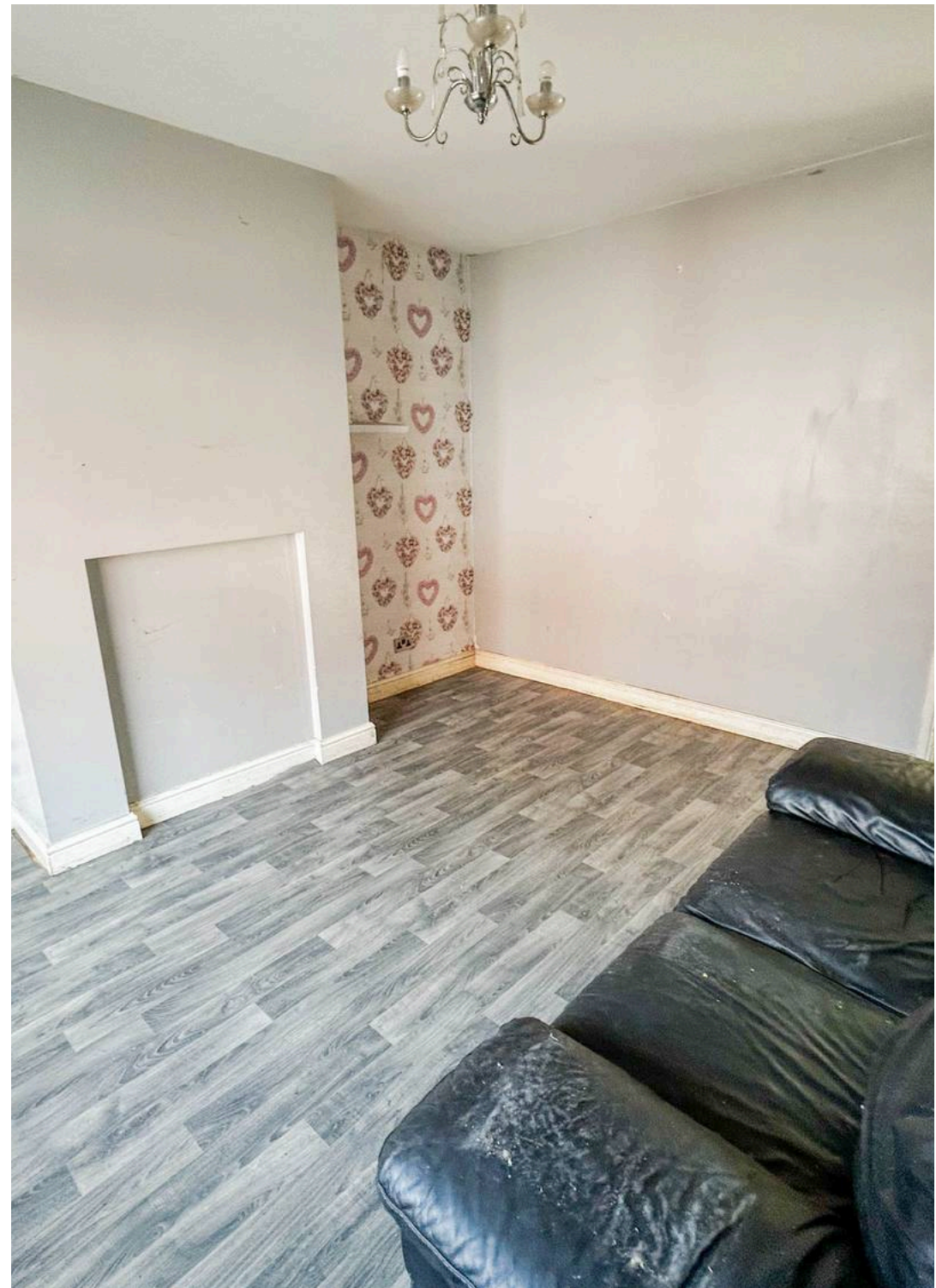
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

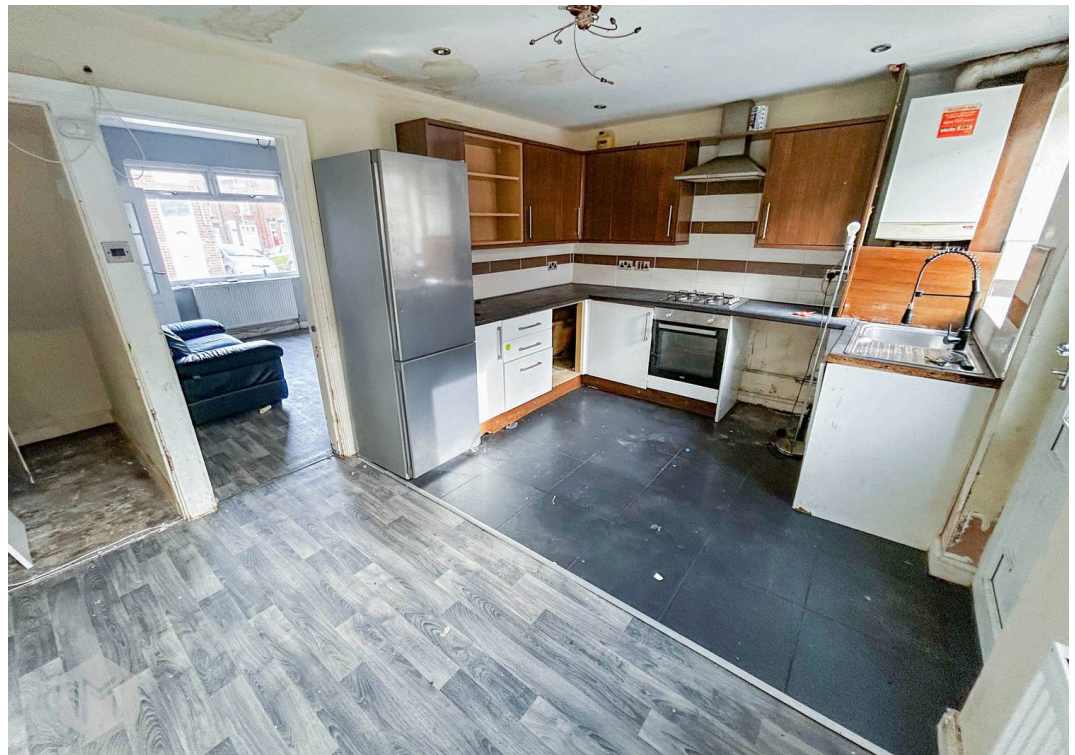
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

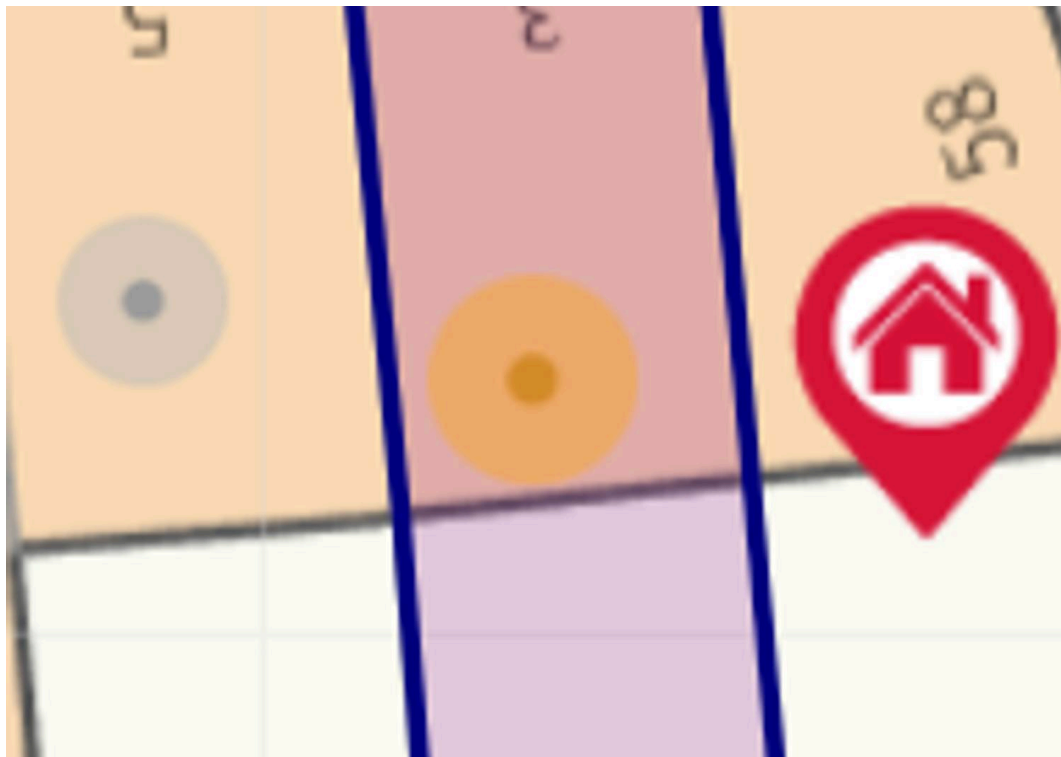
Council Tax band: A

Tenure: Leasehold

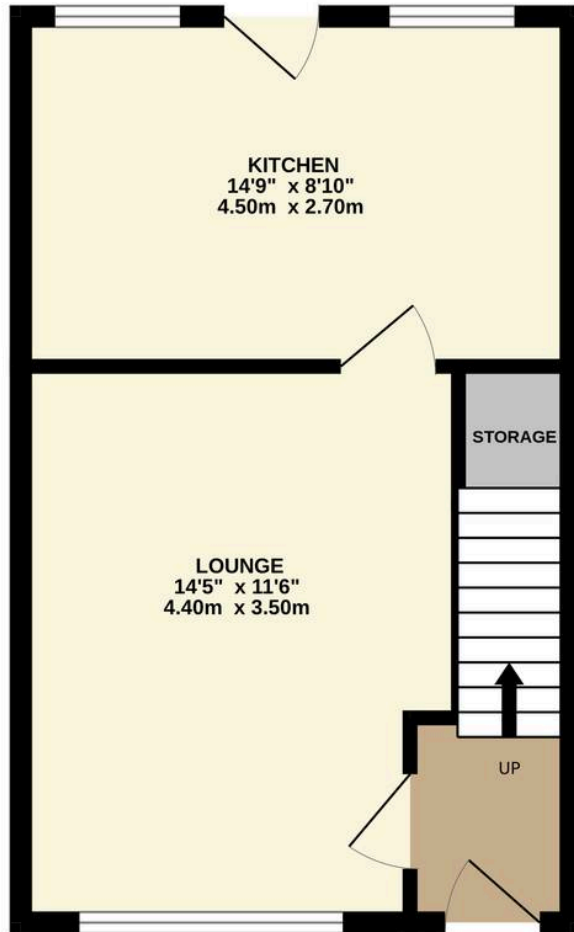




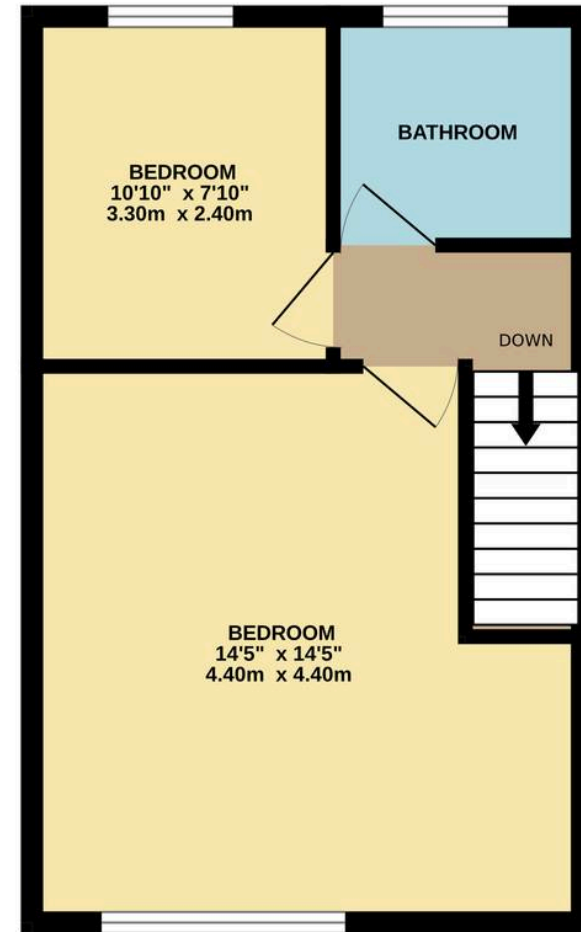




GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

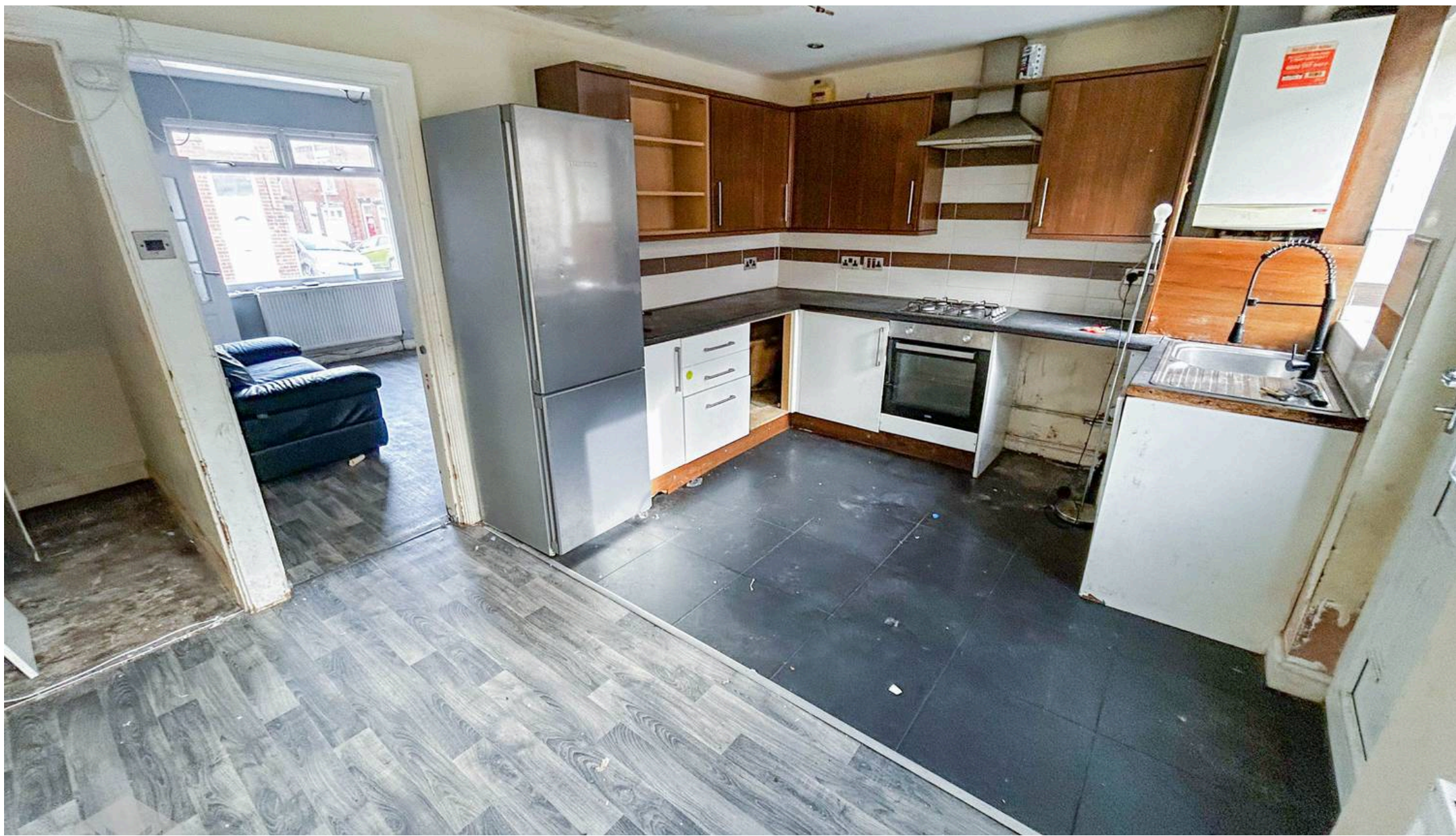


1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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