



152 Thicketford Road, Bolton

Guide Price £210,000

Miller Metcalfe
Every step of the way

152 Thicketford Road

Bolton

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 4.50% 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 are optional.

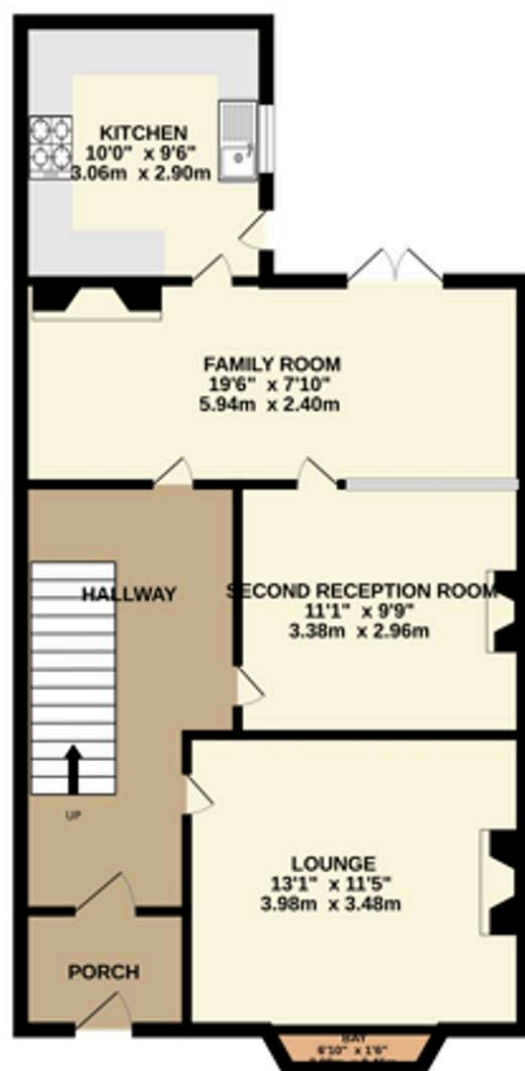
Situated in a highly sought-after location, this three-bedroom terraced house presents an exceptional opportunity for families seeking generous living space and a convenient lifestyle. The property is offered on a freehold basis and is available with no onward chain, ensuring a smooth and straightforward purchase process. Upon entering, you are welcomed into a spacious hallway that leads to a bright and inviting living room, perfect for both relaxing and entertaining. The well-proportioned kitchen is thoughtfully designed to cater to the demands of a busy household, with ample storage and workspace for culinary enthusiasts. A separate dining area provides an ideal setting for family meals or hosting guests. Upstairs, the accommodation continues to impress with four generously sized bedrooms, each offering flexibility for use as sleeping quarters, a home office, or a playroom, depending on your needs. There is a family bathroom and separate w.c. Throughout the property, large windows



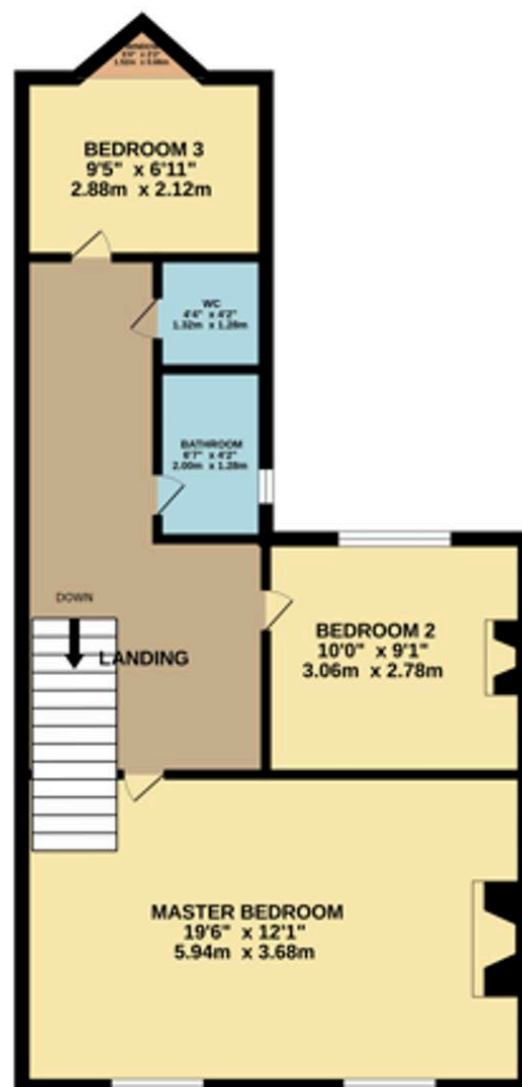




GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 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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