

74 Winslow Road, Hunger Hill, Bolton, BL3 4SP



By Auction £165,000

SOLD BY MODERN AUCTION METHOD.

3 bedroom semi detached property in need of updating but offering a fantastic plot and stunning open views to the rear, spacious reception rooms, kitchen 3 generous bedrooms and bathroom. large rear garden, gas central heated and double glazed. Viewing essential

- 3 Bedroom Semi
- Kitchen
- Updating Required
- Stunning Open Views
- EPC Rtaing TBC
- Spacious Receptions
- 3 Generous Bedrooms
- Extension Potential
- By Modern Auction Method
- Council Tax Band B



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 £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 on this ever popular residential estate offering excellent access to local transport links for rail and motorway this 3 bedroom semi detached offers excellent opportunity to put your own mark and design onto a property. Currently the property comprises - Hallway, open plan lounge and dining room (was two receptions originally), kitchen. top the first floor there are 3 generous bedrooms and bathroom fitted with a three piece suite. outside there are open plan garden and parking to the front shared driveway leading to a enclosed rear garden with detached garage and offering open views across farmland. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Built-in under-stairs storage cupboard, radiator, stairs to first floor landing, uPVC double glazed entrance door with matching side panel, door to:

Sitting Room 12'6" x 10'8" (3.81m x 3.24m)

Radiator, coving to textured ceiling, uPVC double glazed double door to garden, open plan, door to:

Lounge 11'2" x 11'8" (3.41m x 3.55m)

UPVC double glazed window to front, radiator, coving to textured ceiling.

Kitchen 7'8" x 8'0" (2.34m x 2.45m)

Fitted with a matching range of white base and eye level cupboards with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to rear, ceramic tiled flooring.



Landing

UPVC frosted double glazed window to side, access to boarded loft, door to:

Bedroom 1 12'6" x 11'8" (3.81m x 3.56m)

UPVC double glazed window to rear with panoramic views of open countryside, radiator.

Bedroom 2 11'2" x 9'10" (3.40m x 3.00m)

UPVC double glazed window to front, radiator.

Bedroom 3 8'0" x 8'6" (2.43m x 2.60m)

UPVC double glazed window to front, radiator.



Bathroom

Fitted with three piece white suite with comprising, deep panelled p shaped bath with electric shower over and folding glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, double glazed window to rear, ceramic tiled flooring.

Outside

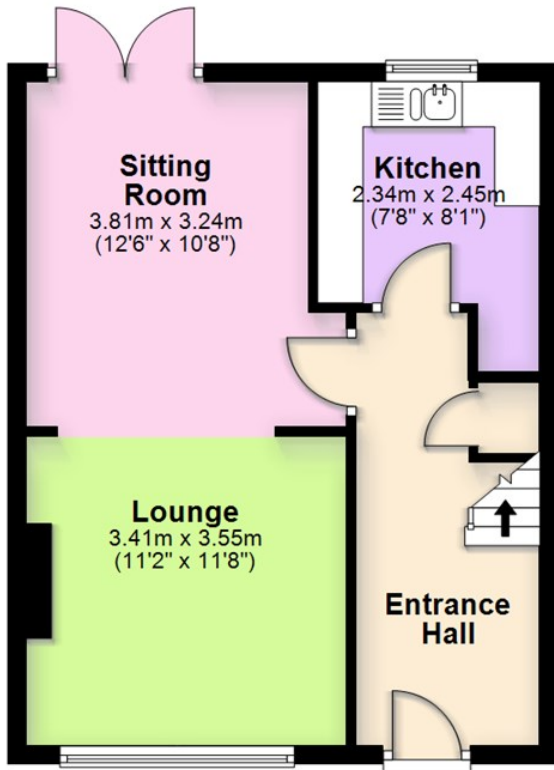
Open plan front garden, block paved driveway with lawned area and mature flower and shrub borders.

Rear garden, enclosed by timber fencing to rear and sides, concrete pathway, gravelled patio with grassed area and flower and shrub borders, aluminium greenhouse and garage.



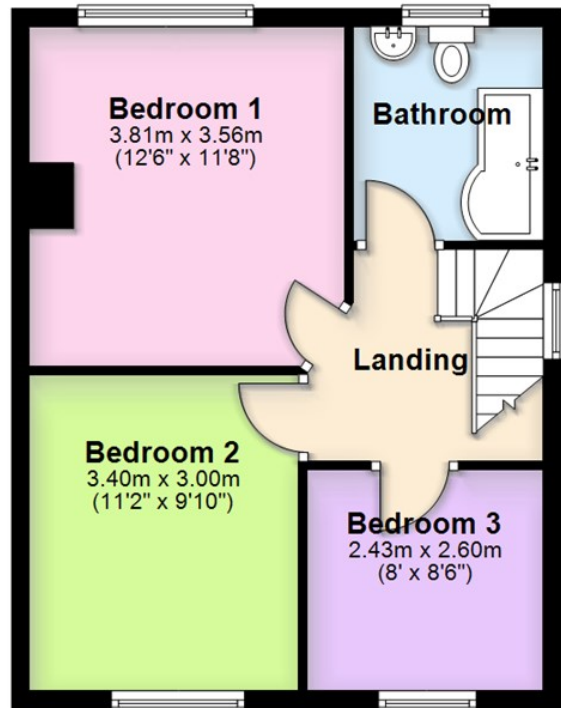
Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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