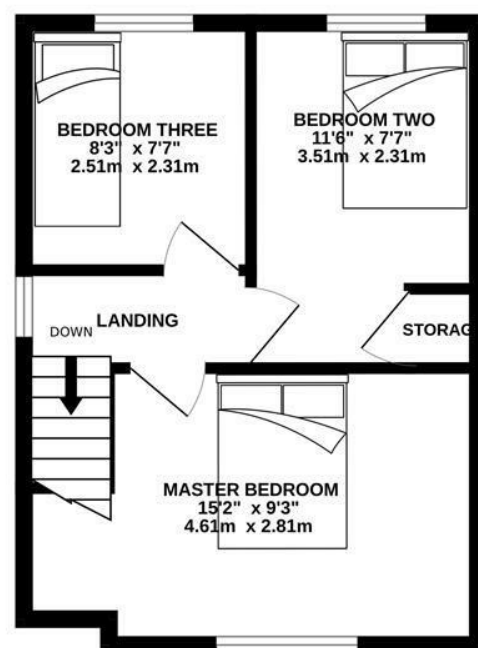
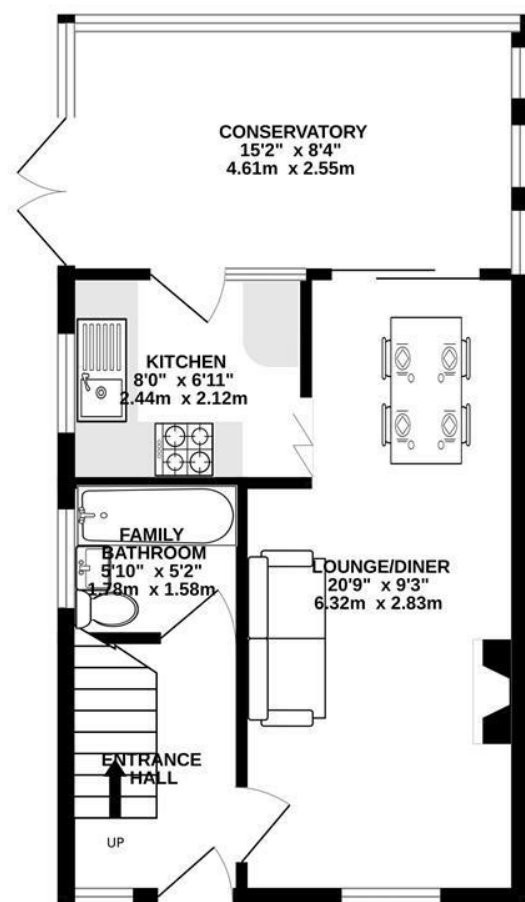


1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



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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Walton-le-Dale

Higher Walton Rd

A6

B6

SCHOOL LANE

Collins Rd

Bamber Bridge

Brindle Rd

Walton


Summit Centre

Map data ©2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		32	84
<i>Not energy efficient - higher running costs</i>			

**England & Wales**


EU Directive  
2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive  
2002/91/EC





**Guide Price £130,000**

Upon entering, you are welcomed into a spacious entrance hall that grants access to the stairs, the bathroom, and the lounge. Directly ahead is the family bathroom, which features a three-piece suite with a bath. The lounge/diner is generously sized, offering ample space for a large sofa set and a family dining table. Natural light floods the room from both the front and rear aspects, while the fireplace adds a cosy focal point.

Leading off the dining area is the kitchen, which boasts ample wall and base units, providing plenty of storage. There is space for freestanding appliances, and the kitchen also offers access to the conservatory. Sliding doors from the dining area also open into the conservatory, which spans the width of the home. This versatile space enjoys lovely views of the garden and provides direct access to the outdoor area, making it an excellent spot for relaxation or additional entertaining space.

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 4.5% 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. Payment varies but will be no more than £450.00. These services are optional.



