

26 Sefton Lane, Horwich, Bolton, Greater Manchester, BL6 6HJ



Auction Guide £235,000

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. Extended 4/5 bedroom semi detached sold with no onward chain and vacant possession. The property offers excellent accommodation with 2 / 3 reception rooms and 4/5 bedrooms, in need of cosmetic updating the property offers the purchaser a chance to put their own stamp and make it a family home for years to come. Ideally located for access to local amenities, shops, schools and transport links Viewing is essential to appreciate the size and location

- Extended 4/5 Bedroom Semi Detached
- Spacious Kitchen Diner
- Sold with No Chain
- EPC Rating TBC
- 2/3 Receptions plus Conservatory
- Large Rear Garden
- Vacant Possession
- Council Tax Band D



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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 quiet cul de sac this extended semi detached property offers flexible accommodation which comprises - Porch, hallway, lounge dining room fitted dining kitchen, large conservatory, living room / bedroom 5. To the first floor there are 4 further generous bedrooms and family bathroom. Outside there is a double width driveway to the front and to the rear there is a large garden with lawn and shrub borders. The property is located within easy access of local schools, Middlebrook retail park, M61 and rail line at Horwich parkway. Viewing is essential to appreciate all that is on offer.

Porch

UPVC double glazed window to front, uPVC double glazed window to side, ceramic tiled flooring, Composite double glazed entrance door, door to:

Entrance Hall

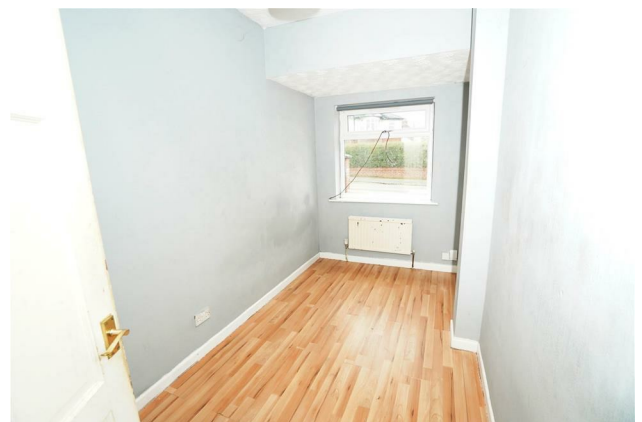
Radiator, carpeted stairs to first floor landing, open plan, door to:

Lounge 17'9" x 10'10" (5.40m x 3.30m)

UPVC double glazed bay window to front, coal effect gas fire with set in and timber surround, double radiator, laminate flooring, picture rail, two wall lights, double door, door to:

Dining Room 7'10" x 9'8" (2.40m x 2.95m)

UPVC double glazed patio door to garden, open plan, door to:



Kitchen/Breakfast Room 12'6" x 14'8" (3.80m x 4.47m)

Fitted with a matching range of base and eye level units 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, built-in electric fan assisted oven, four ring hob with pull out extractor hood over, built-in under-stairs storage cupboard, vinyl flooring, open plan, door to:

**Conservatory**

UPVC double glazed construction with polycarbonate roof, ceiling fan and power and light connected, window to rear, two windows to side, laminate flooring, door.

Living Room / Bedroom 5 12'8" x 6'3" (3.85m x 1.91m)

UPVC double glazed window to front, radiator, laminate flooring.

**Landing**

Door to:

Bedroom 1 9'8" x 15'9" (2.95m x 4.80m)

Two uPVC double glazed windows to rear, double radiator.

Bedroom 3 12'7" x 6'8" (3.84m x 2.03m)

UPVC double glazed window to front, radiator.

Bedroom 2 10'3" x 10'3" (3.12m x 3.13m)

UPVC double glazed window to rear, radiator.

Bedroom 4 8'8" x 10'3" (2.64m x 3.13m)

UPVC double glazed bay window to front, built-in single wardrobe(s) with hanging rails, shelving, overhead storage and drawers, radiator.

**Bathroom**

Fitted with three piece white suite with comprising, deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, shaver point, uPVC frosted double glazed window to front, double radiator.

Outside

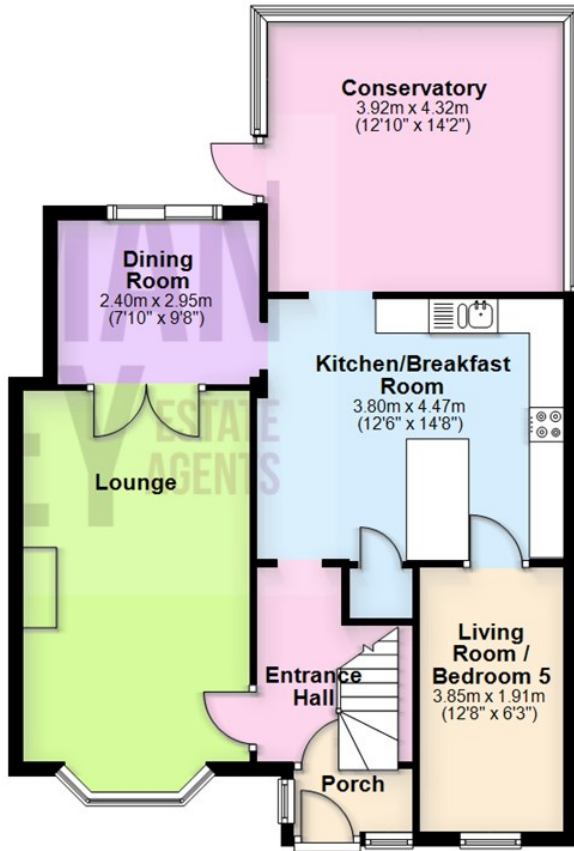
Double width concrete driveway to the front with gravelled area, enclosed by dwarf brick wall and mature hedge to front and sides.

Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with grassed area and mature shrub borders, side gated access.



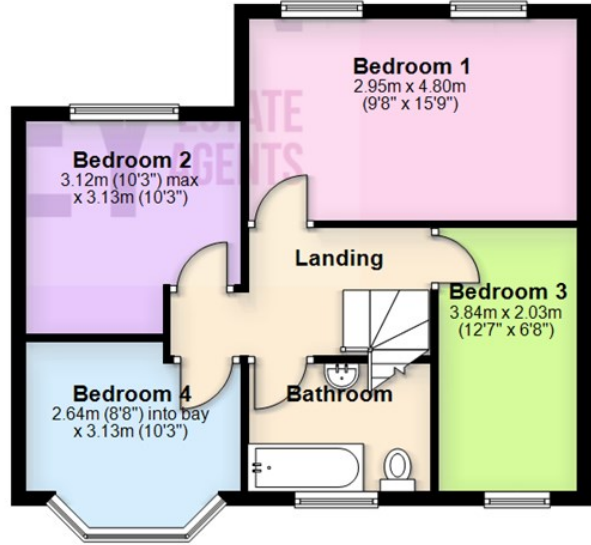
Ground Floor

Approx. 76.4 sq. metres (822.4 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



Total area: approx. 127.3 sq. metres (1369.8 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		
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