REDMAN CASEY ESTATE AGENTS

297 Chorley New Road, Horwich, Bolton, BL6 5NN

Auction Guide £117,000

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.

Spacious three bedroom terraced property, located close to Horwich town centre, local schools, shops local amenities and good access to major road and rail links. The property benefits from double glazing and gas central heating and is sold with vacant possession and no onward chain. Ideal for investment or family home. Viewing is recommended to appreciate the location and size of the property.

- Three Bedroom
- Sold By Modern Auction
- Gas Central Heating
- Vacant Posession
- Awaiting EPC
- Terraced Property
- Spacious Accommodation
- Fully Double Glazed
- No Chain
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom terraced property, located close to Horwich Town Centre and in a popular residential location, close to local shops, schools, transport links and all local amenities. The property comprises:- Entrance hall, lounge, dining room, kitchen. To the upstairs there are three bedroom two of which are double and a family bathroom. Small garden to the front and private rear back yard. The property benefits from double glazing and gas central heating sold with vacant possession and no onward chain idea for both investment and a family home.

Entrance Vestibule
UPVC double glazed entrance door to front,

Entrance Hall
Radiator, stairs,

Lounge 12'4" x 10'11" (3.77m x 3.32m)
UPVC double glazed bay window to front, fitted gas fire, radiator, double door, :

Dining Room 15'9" x 11'10" (4.80m x 3.61m)
UPVC double glazed window to rear, two windows to front, fitted gas fire, double radiator,

Kitchen 15'1" x 8'4" (4.59m x 2.54m)
Matching range of base and eye level units and cupboards with drawers, cornice trims and round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, , uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, hardwood entrance door to side.

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Bedroom 1 12'4" x 15'1" (3.77m x 4.61m)
Two uPVC double glazed windows to front, radiator,:

Bedroom 2 15'9" x 8'9" (4.80m x 2.67m)
UPVC double glazed window to rear, Storage cupboard, radiator, double door, :

Bedroom 3 8'9" x 8'4" (2.67m x 2.54m)
UPVC double glazed window to side, radiator.

Bathroom
Three piece suite with deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side, double radiator.

Landing
Storage cupboard, :

Outside Front
Small garden with mature planting to front.

Outside Rear
Enclosed rear yard with room for patio seating.

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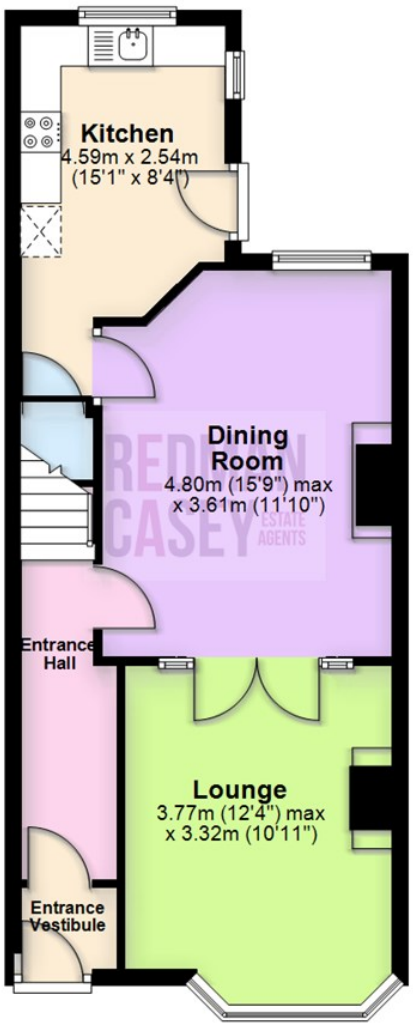
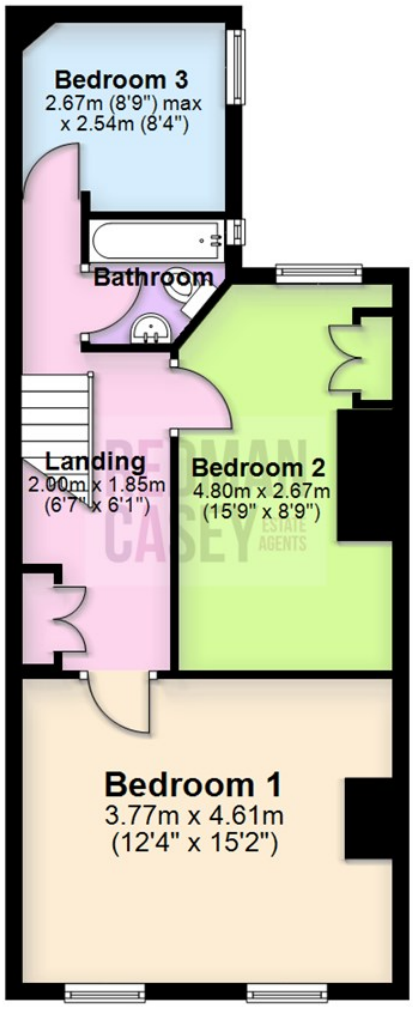
Ground Floor
Approx. 47.8 sq. metres (514.1 sq. feet)

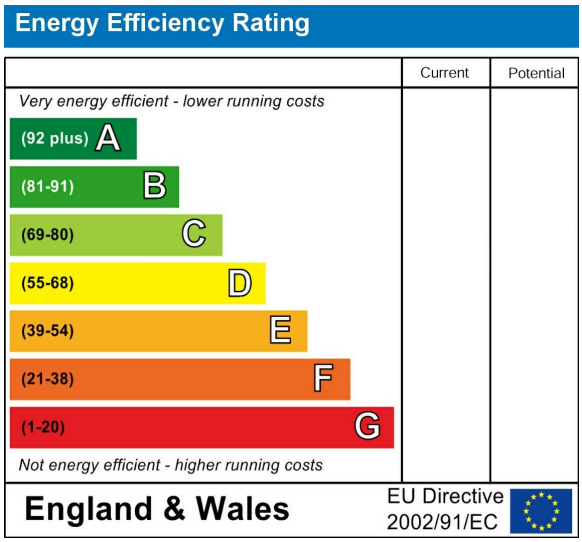


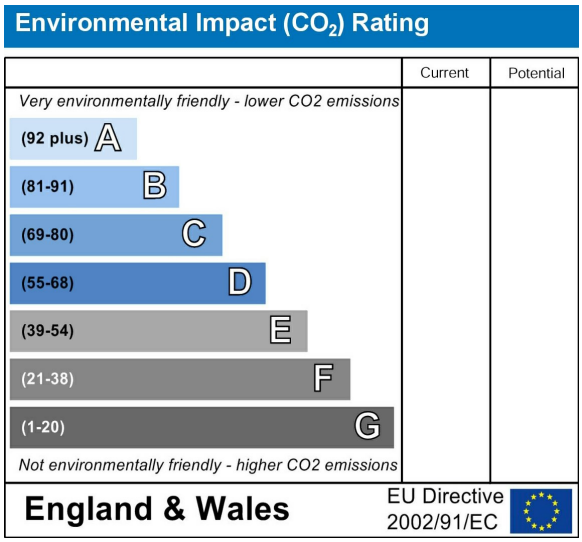
First Floor
Approx. 48.2 sq. metres (519.2 sq. feet)



Total area: approx. 96.0 sq. metres (1033.2 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.





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