REDMAN CASEY ESTATE AGENTS

# 165 Crescent Road, Great Lever, Bolton, BL3 2JS

## Auction Guide £75,000

Sold by Modern Auction Method.
Two bedroom extended terraced property situated in a residential location, close to schools, shops and all local amenities. This property is a superb investment opportunity offering spacious accommodation and good outside space. Viewing is highly recommended to appreciate both the opportunity and all that is on offer.

- Investment Opportunity
- Extended To Rear
- No Chain
- Council Tax Band A
- Double Glazed
- Two Bedroom
- Vacant Possession
- Awaiting EPC
- Gardens Front And Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Sold By Modern Auction.
Two bedroom extended mid terraced property situated in a very popular residential location, close to both secondary and primary schools, shops and all local amenities. The property comprises.- Entrance porch, hallway, lounge, dining room, kitchen, W.C. rear entrance porch. To the first floor there are two bedrooms and a family bathroom. The property also benefits from double glazing, gardens front and rear and is sold with vacant possession and no onward chain. This is a great investment opportunity and viewings are encouraged to appreciate all that is on offer.

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 £300.00 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.

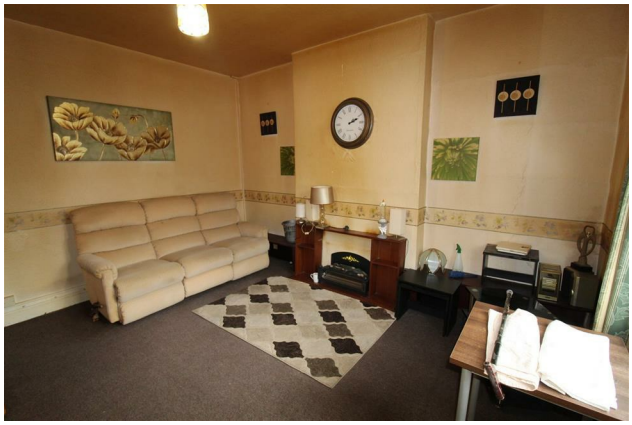
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Inner Porch**
Door to:

**Entrance Hall**
Door to:

**Lounge 14'0" x 11'6" (4.27m x 3.51m)**
UPVC double glazed window to front, log effect electric fire fireplace set in wooden surround.

**Dining Room 12'7" x 14'9" (3.84m x 4.49m)**
UPVC double glazed box window to rear, stairs:



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**Kitchen 12'1" x 7'2" (3.69m x 2.18m)**
Fitted with a base and eye level units with worktop space over with drawers and worktop space over, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, electric hob, uPVC double glazed window to side, electric radiator, sliding :

**Rear Porch**
UPVC double glazed entrance door to side:

**WC**
UPVC frosted double glazed window to rear, low-level WC, ceramic and tiling to all walls.

**Bedroom 1 11'7" x 15'0" (3.53m x 4.57m)**
UPVC double glazed window to front:

**Bedroom 2 15'6" x 7'4" (4.72m x 2.24m)**
UPVC double glazed window to rear.

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

**Landing**
Electric storage heater, :

**Outside Front**
Small Enclosed Garden.

**Outside Rear**
Enclosed rear garden.

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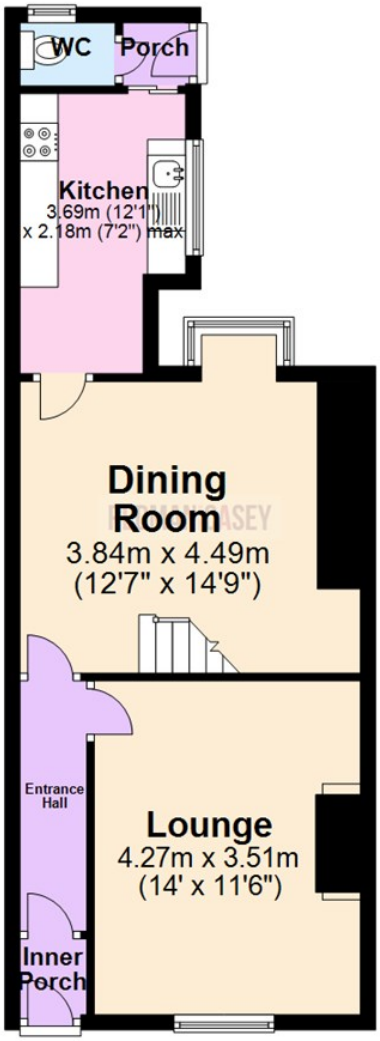
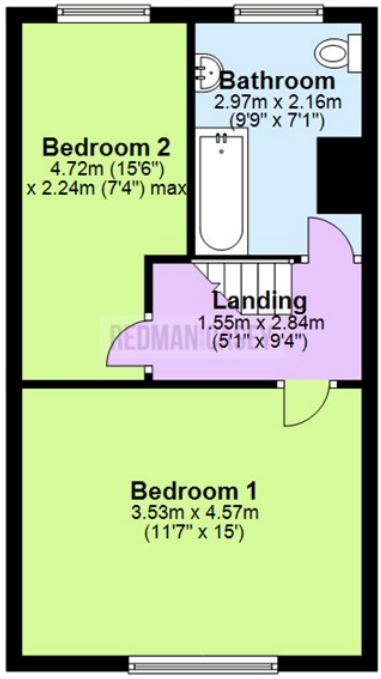
## Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)




## First Floor

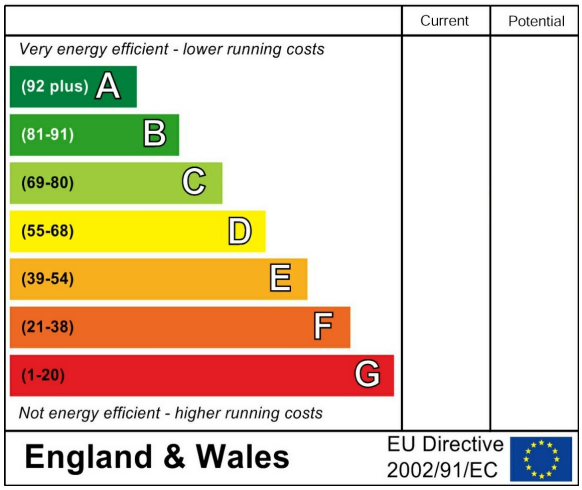
Approx. 37.4 sq. metres (403.1 sq. feet)



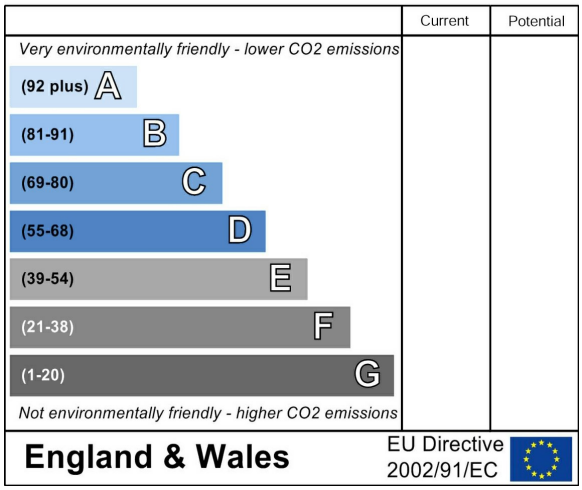

Total area: approx. 84.2 sq. metres (906.6 sq. feet)

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




### Environmental Impact ($CO_2$) Rating

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