

233 Crompton Way, Bolton, BL2 2RX



Auction Guide £165,000

FOR SALE BY MODERN AUCTION METHOD

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.

Three bedroom extended semi detached property located in a very popular residential location, close to local primary school and secondary schools, local shops and amenities and good transport links. This property benefits from double glazing, gas central heating, off road parking, gardens front and rear. Sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the size, condition and all this property has to offer.

- Semi Detached
- Extended
- Gardens Front And Rear
- Council Tax Band B
- No Chain
- Three Bedroom
- Off Road Parking
- EPC Rating C
- Vacant Possession



FOR SALE BY MODERN AUCTION METHOD

Well presented three bedroom extended semi detached property, Located in a very popular residential location close to local shops, primary and secondary schools and good access to road and rail links for easy commute to Manchester. The property comprises:- Hallway, lounge, dining room, kitchen, To the first floor there are three bedrooms and a family bathroom. To the out side there is a garden to the front and driveway offering off road parking, to the rear there is a enclosed garden laid to lawn with mature planting and garden shed. Benefiting from double glazing and sold with vacant possession, no onward chain, Viewing is essential to appreciate the size, condition, location and all this property has to offer.

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Hallway

UPVC double glazed window to front, double radiator, stairs, uPVC double glazed entrance door to front :

Lounge 11'11" x 13'3" (3.63m x 4.04m)

UPVC double glazed box window to front, fireplace with feature timber Adam style surround, double radiator.

Dining Room 11'10" x 12'6" (3.60m x 3.80m)

UPVC double glazed window to rear, coal effect electric fire set in feature wooden surround, uPVC double glazed entrance double door to rear,;



Kitchen 15'0" x 6'6" (4.57m x 1.99m)

Fitted with a matching range of base and eye level units with drawers and cornice trims, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to side.

**Bedroom 1 11'11" x 11'9" (3.63m x 3.59m)**

UPVC double glazed window to front, built-in double wardrobes with hanging space and overhead storage, radiator, two double doors, :

Bedroom 2 9'9" x 11'11" (2.97m x 3.63m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'11" x 7'5" (2.72m x 2.26m)

UPVC glazed window to front, radiator.

**Bathroom**

Fitted with three piece suite comprising hand basin in vanity unit with base cupboard, mixer tap, tiled splashback and mirror, shower enclosure with matching shower base and glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator.

Landing

UPVC double glazed window to side,

Storage cupboard, uPVC frosted double glazed window to side.

**Outside Front**

Garden fronted with driveway.

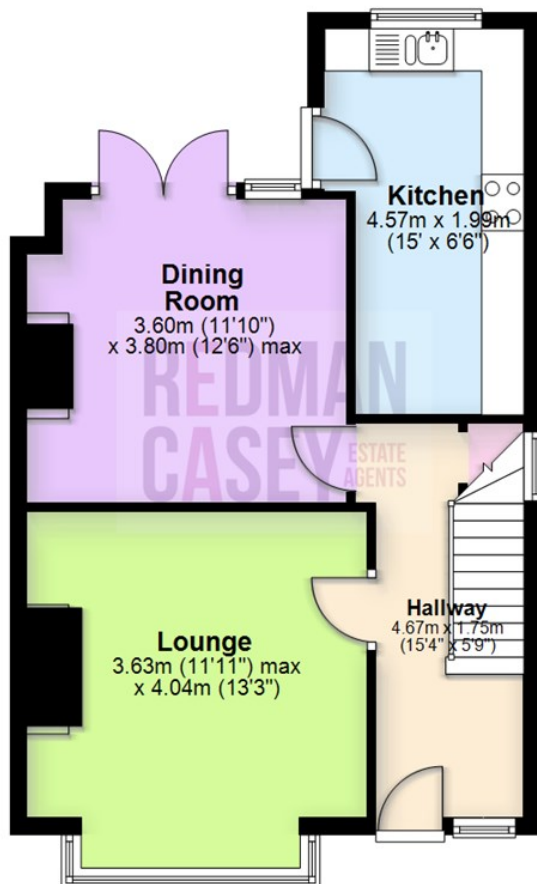
Outside Rear

Enclosed Rear garden with mature planting lawn area garden shed.



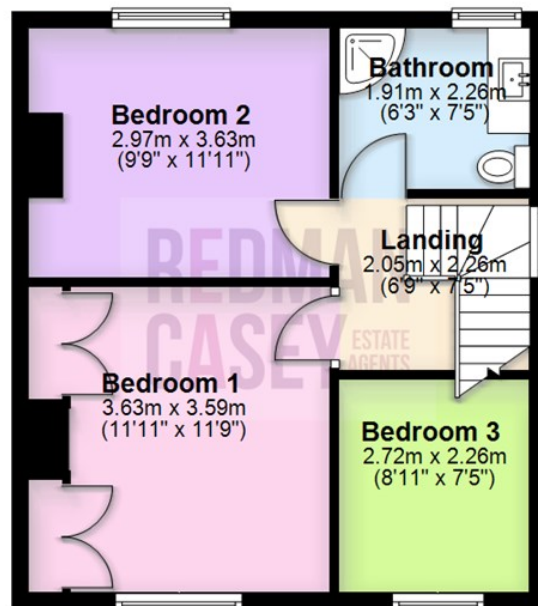
Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 89.3 sq. metres (961.0 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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