

12 Montrose Avenue, Tonge Park, Bolton, BL2 2QX



Auction Guide £100,000

Three bedroom semi detached property sold by Modern Auction Method.

This three bedroom semi detached is situated in a great residential location close to local schools, shops, and all local amenities. Benefitting from gardens front and rear fully double glazed, gas central heating and sold with vacant possession and no onward chain. Viewing recommended to appreciate all that is on offer.

- Sold By Modern Auction
- Semi Detached
- Vacant Possession
- Gas Central Heating
- Council Tax Band B
- Three Bedrooms
- Gardens Front And Rear
- No Chain
- Double Glazed
- Awaiting EPC



This property is for sale by Modern Method of Auction powered by iamsold LTD.

Three bedroom semi detached property. Located in a very popular residential location, close to both primary and secondary schools, local shops and all amenities.. This well presented property benefits from double glazing, gas central heating, gardens front and rear with two reception rooms.

Sold with vacant possession and no chain viewing is highly recommended 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.

Entrance Hall

Stairs, uPVC entrance door to front,:

Lounge 13'9" x 13'0" (4.20m x 3.96m)

UPVC double glazed window to front, feature living flame effect gas fireplace set in feature marble surround, double radiator,:

Dining Room 8'9" x 15'11" (2.66m x 4.85m)

UPVC double glazed window to rear, double radiator, open plan to Kitchen, door to storage cupboard.

Kitchen 8'10" x 9'6" (2.68m x 2.90m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and round edged worktops, sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric oven, extractor hood, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed entrance door to side.



Landing

UPVC double glazed window to side,

Bedroom 1 11'11" x 9'3" (3.63m x 2.83m)

UPVC double glazed window to front, fitted wardrobe(s) with hanging rail, shelving and overhead storage, Storage cupboard, double radiator, two double doors, :

Bedroom 2 10'0" x 9'8" (3.05m x 2.95m)

UPVC double glazed window to rear, fitted wardrobe(s) with hanging rail and overhead storage, double radiator, double door, :

Bedroom 3 8'6" x 6'4" (2.60m x 1.92m)

UPVC double glazed window to front.

Bathroom

Three piece suite comprising vanity wash hand basin with storage under, mixer tap and ceramic and tiling to all walls, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail, ceramic flooring.

Outside Front

Small walled garden with mature planting.

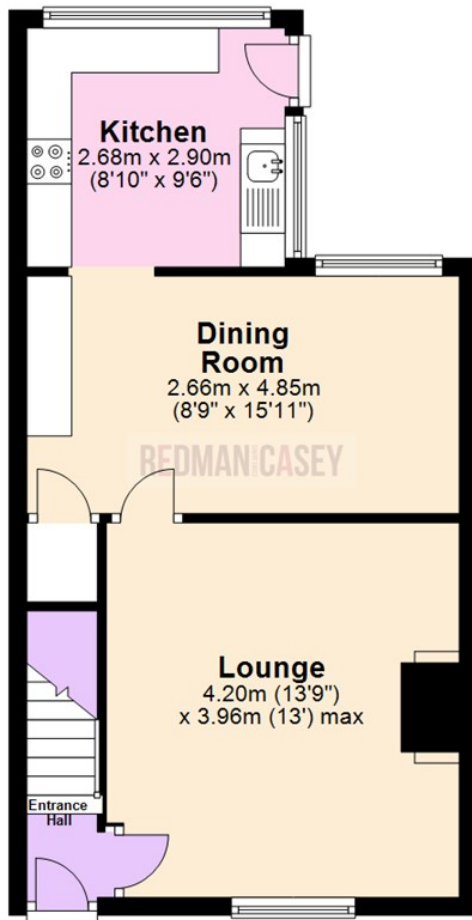
Outside Rear

Enclosed rear garden with lawn, mature flower beds, and patio seating area.



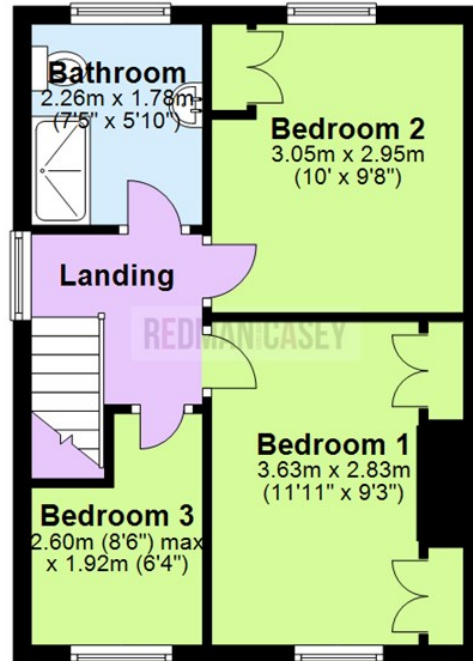
Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 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		
England & Wales	EU Directive 2002/91/EC	

