REDMAN CASEY ESTATE AGENTS

1 Hope Street, Blackrod, Bolton, Greater Manchester, BL6 5ST

Auction Guide £110,000

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 £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.

- Rent Achievable £850.00
- 2 Spacious Reception Rooms
- Close to M61/ Good Schools
- Council Tax Band A
- 3 Bedrooms
- UPVC double glazing
- Vacant Possession
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

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Porch
Door to:

Lounge 15'7" x 14'9" (4.75 x 4.49)
UPVC double glazed window to front, two double radiators, open plan carpeted stairs to first floor landing, door to:

Kitchen 14'9" x 5'7" (4.49 x 1.7)
Fitted with a matching range of modern light beech effect base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, door to:

Dining Room 9'10" x 14'9" (3 x 4.49)
UPVC double glazed window to front, boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water vented for tumble dryer, double radiator, door, open plan dining room.

Bedroom 2 12'2" x 8'8" (3.71 x 2.64)
UPVC double glazed window to front, double radiator.

Bedroom 3 9'0" x 5'9" (2.74 x 1.75)
UPVC double glazed window to rear, radiator.

Landing
Doors to:

Bedroom 1 9'7" x 14'9" (2.92 x 4.5)
UPVC double glazed window to front, double radiator, door to:

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Cupboard
Built-in over-stairs storage cupboard with shelving.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower attachment over, matching mixer tap and glass screen, pedestal wash hand basin with swan neck mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, radiator.

Outside
Enclosed communal side and rear gardens, paved courtyard, flower and shrub borders.

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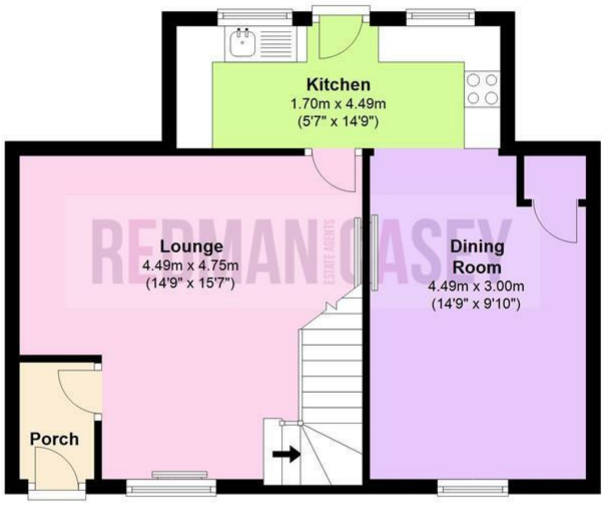
Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)

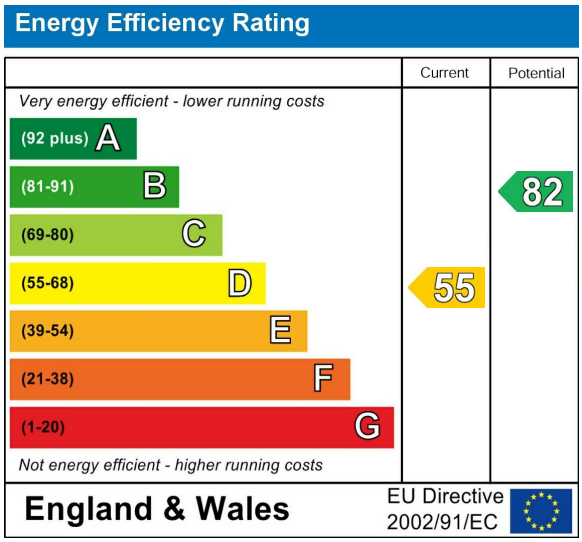


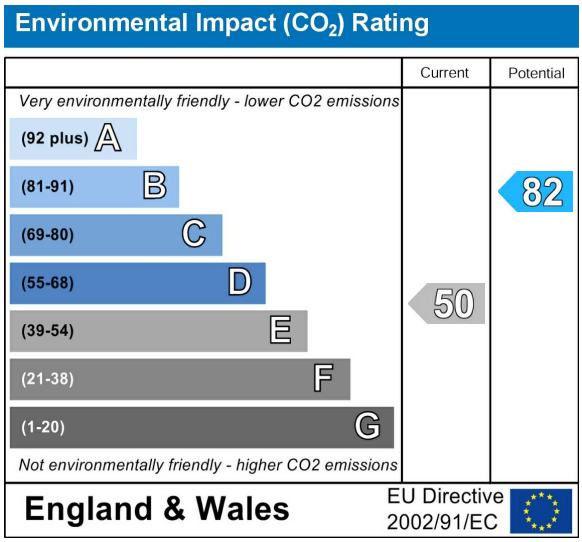
First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)

Total area: approx. 83.5 sq. metres (898.7 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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