REDMAN CASEY ESTATE AGENTS

263 Chorley New Road, Heaton, Bolton, BL1 4PH

Auction Guide £250,000

Four bedroom semi detached property offered for sale by Modern Auction method. Situated in a great location and a very popular residential area. Close to local schools, shops and all local amenities. Many original features and benefitting from gas central heating, off road parking, garden to front and rear with detached garage, In need of some modernisation. This property is recommended for viewing to appreciate the potential and opportunity. Sold with vacant possession and no onward chain.

- Four Bedroom
- Gardens Front And Rear
- Off Road Parking
- 3 Reception Rooms
- No Chain Vacant Possession.
- Semi Detached
- Original Features
- Garage
- Council Tax Band F

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Sold by Modern Auction method, four bedroom semi detached property situated in a very popular residential location, close to local schools, shops and all local amenities. This property benefits from many original features and spacious accommodation, part double glazed, gas central heating, off road parking, gardens front and rear, garage and is sold with vacant possession and no onward chain. The property comprises:- Exterior porch, hallway, lounge, dining room, breakfast room, kitchen. To the first floor there are four large bedrooms and a family bathroom, spacious hall and landing, detached garage with gardens front and rear and off road private driveway. Recommended for viewing to appreciate the space and all that is on offer.
'Auctioneer Comments This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. 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. These services are optional'.

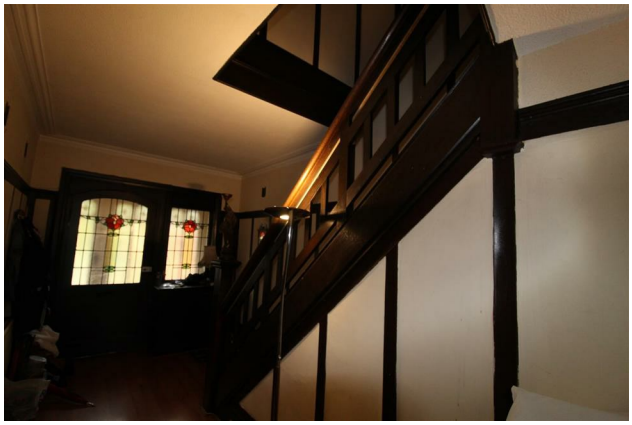
Porch
Two hardwood glazed leaded light windows to front, hardwood glazed entrance double door to front, hardwood glazed entrance door to front.

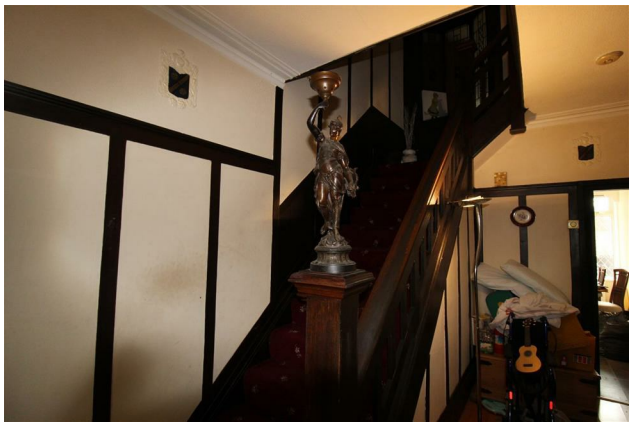
Entrance Hall
Double radiator, stairs, door to:

Lounge 12'10" x 13'1" (3.90m x 4.00m)
Bow window to front, fitted coal effect gas fire set in feature surround, double radiator.

Dining Room 18'8" x 12'1" (5.68m x 3.68m)
Two hardwood glazed leaded light windows to side, two uPVC double glazed lead effect windows to rear, open fire set in tiled surround, double radiator, uPVC double glazed entrance double door to rear.

Breakfast Room 15'1" x 10'0" (4.60m x 3.04m)
UPVC double glazed lead effect window to rear, built-in utility cupboard, double radiator, door to storage cupboard.





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Kitchen 19'0" x 7'10" (5.80m x 2.39m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl polycarbonate sink with single drainer, mixer tap and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, built-in electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, ceramic tiled flooring, uPVC double glazed entrance door to side.

Landing
Door to:

Bedroom 1 12'10" x 13'1" (3.90m x 4.00m)
Hardwood glazed leaded light bay window to front, hardwood glazed leaded light window to side, double radiator.

Bedroom 2 12'6" x 12'1" (3.81m x 3.68m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 13'5" x 10'0" (4.09m x 3.04m)
Hardwood glazed leaded light window, uPVC double glazed window to rear, built-in cupboard, radiator,

Bedroom 4 8'11" x 8'10" (2.73m x 2.69m)
Window to front, radiator, loft ladder to attic.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with electric shower over and folding glass screen and low-level WC, tiled surround, double radiator.

Outside
To the front there is an extensive block paved driveway with parking for 3-4 cars, enclosed by fence and dwarf brick walls mature flower and shrub borders
To the rear there is an enclosed garden with artificial grass detached brick built garage and block paved patio area.

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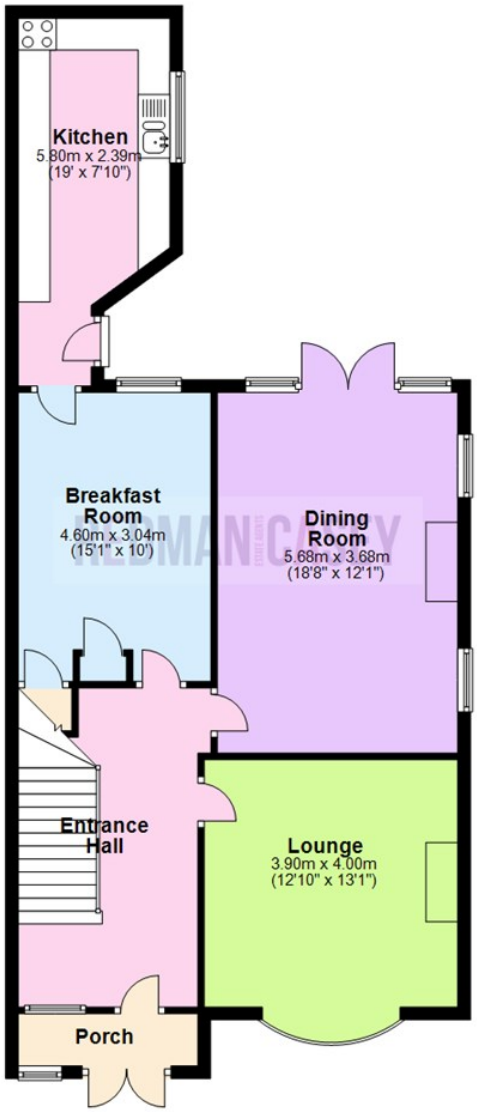
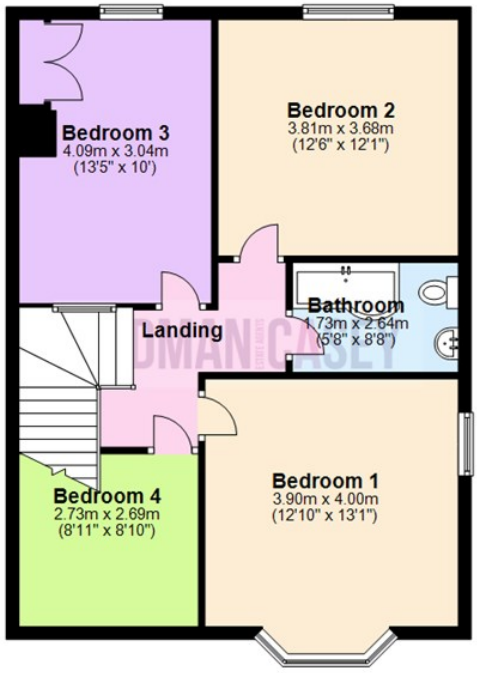
Ground Floor

Approx. 81.3 sq. metres (875.6 sq. feet)



First Floor

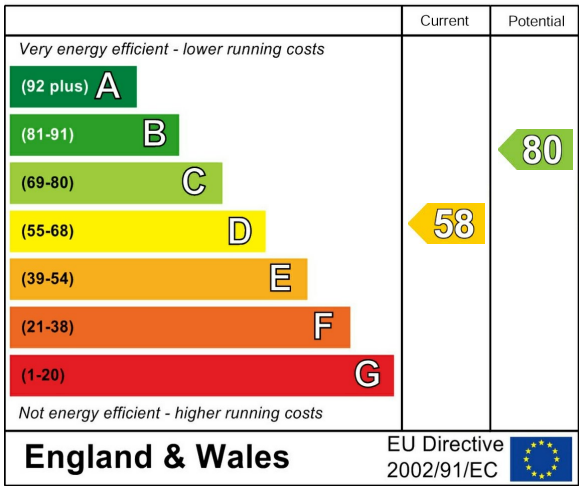
Approx. 64.9 sq. metres (698.6 sq. feet)



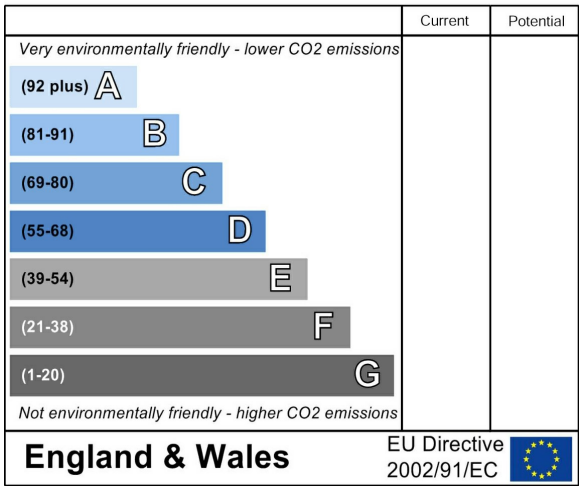
Total area: approx. 146.3 sq. metres (1574.2 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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