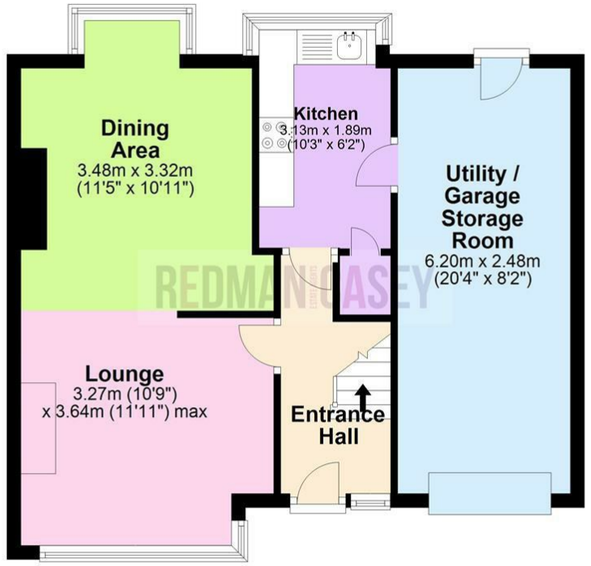
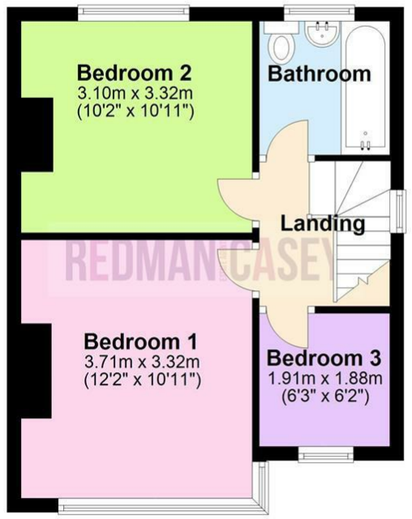
Ground Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



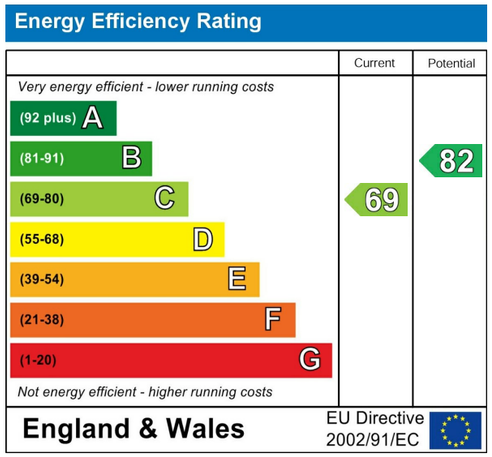
First Floor

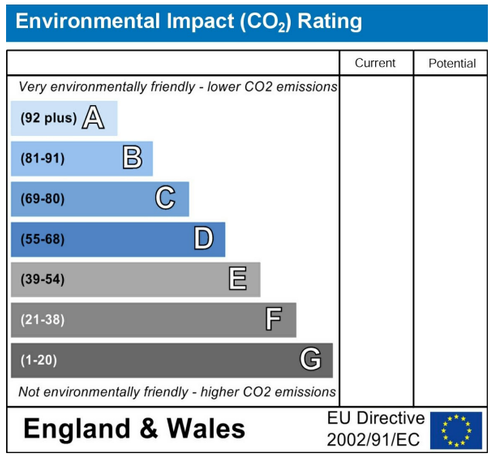
Approx. 34.6 sq. metres (372.7 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 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.





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

REDMAN CASEY ESTATE AGENTS

11 Forester Hill Avenue, Great Lever, Bolton, BL3 2DR

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.
Three bedroom semi detached property ideally located for access to Royal Bolton Hospital and local amenities and schools. The property offers extension potential to the side and rear to create extra living and bedroom accommodation should the need arise. Open plan lounge dining room modern fitted kitchen , three bedrooms and bathroom garage has been plastered out, gardens to front and rear driveway parking. Sold with No chain and vacant possession.

Auction Guide £155,000

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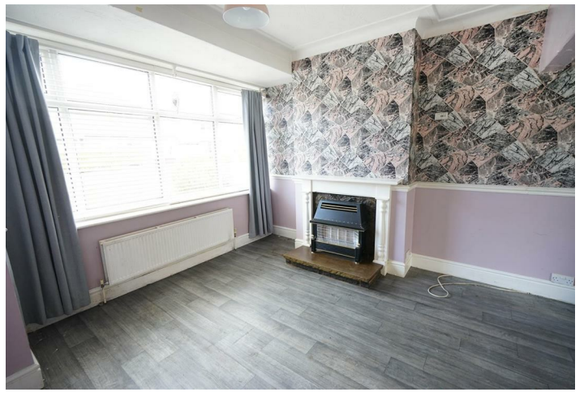

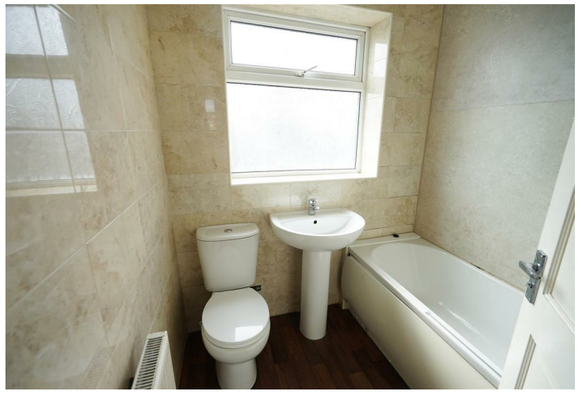

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Ideally located for access to Royal Bolton Hospital, local shops and schools this three bedroom semi detached offers excellent accommodation with potential to extend sideways and backwards subject to consent. Currently the layout comprises : Entrance hall, lounge open plan to dining room, modern fitted kitchen. To the first floor there are three bedrooms and a bathroom fitted with a three piece suite. Outside there is a driveway and garden area to the front leading to a tandem integral garage with private enclosed garden with patio and lawned area to the rear. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession.

Entrance Hall
UPVC frosted double glazed window to front, double radiator, stairs to first floor landing, door to:

Lounge
10'9" x 11'11" (3.27m x 3.64m)
UPVC double glazed bay window to front, window to side, fitted gas fire set in timber surround, double radiator, vinyl flooring, coving to textured ceiling, open plan to:

Dining Area
11'5" x 10'11" (3.48m x 3.32m)
UPVC double glazed box window to rear, double radiator, vinyl flooring, coving to textured ceiling.

Kitchen
10'3" x 6'2" (3.13m x 1.89m)
Fitted with a matching range of modern white base and eye level units with drawers and contrasting worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, two windows to side, built-in under-stairs storage cupboard, door to:

Utility / Garage Storage Room
20'4" x 8'2" (6.20m x 2.48m)
Plumbing for washing machine, space for fridge/freezer and tumble dryer, Up and over door, ceiling with recessed spotlights, wall mounted gas combination boiler serving heating system and domestic hot water, double glazed door to rear.

Landing
UPVC frosted double glazed window to side, door to:

Bedroom 1
12'2" x 10'11" (3.71m x 3.32m)
UPVC double glazed bay window to front, window to side, two built-in double wardrobes, double radiator.

Bedroom 2
UPVC double glazed window to rear, radiator.

Bedroom 3
6'3" x 6'2" (1.91m x 1.88m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall to front and side, driveway to the front with car parking space for car with grassed area and mature flower and shrub borders. Rear garden, enclosed by timber fencing to rear and sides, block paved sun patio with grassed area and mature shrub borders, brick-built storage shed.

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