REDMAN CASEY ESTATE AGENTS

164 Chorley New Road, Horwich, Bolton, BL6 5QW

Auction Guide £100,000

- Investment Opportunity
- For Sale By Modern Auction

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

Deceptively spacious former shop premises (now fully residential) In need of updating and repair the property is situated n a prominent position on Chorley New Road in Horwich and would make a great investment to convert either to flats or potential HMO or back to a commercial property. The property comprises - Hall, lounge, sitting room dining area and kitchen plus large covered storage area, to the first floor there are three bedrooms and bathroom plus separate wc. the property is generously proportioned in size with over 1700 sqft of accommodation including the rear storage.

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.

Porch
Door to:

Hall
Door to:

Lounge 16'8" x 13'9" (5.08m x 4.20m)
Window to front, stairs.

Hallway
Stairs, door to:

Sitting Room 12'10" x 11'4" (3.92m x 3.45m)
Window to rear, fireplace.

Dining Area 11'10" x 10'11" (3.60m x 3.32m)
Window to side, fireplace, open plan, door to:

Kitchen 10'11" x 10'11" (3.32m x 3.32m)
Window to side, door to:

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Storage
Double door, door to:

WC

Landing
Two sliding doors, door to:

Bedroom 1 17'1" x 17'3" (5.20m x 5.26m)
Window to front, fireplace.

Bedroom 2 12'11" x 11'9" (3.94m x 3.59m)
Window to rear, fireplace.

Bedroom 3 12'1" x 8'0" (3.68m x 2.44m)
Two windows to side.

WC
Window to rear.

Bathroom

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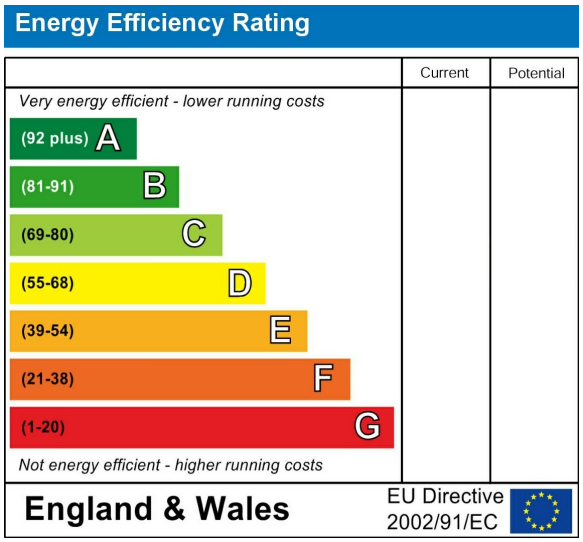
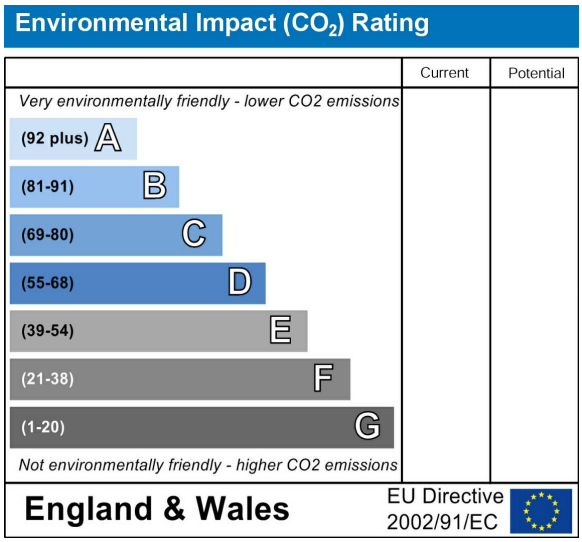
Total area: approx. 163.6 sq. metres (1761.2 sq. feet)

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.





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