REDMAN CASEY ESTATE AGENTS

1 Beaumont Road, Horwich, Bolton, BL6 7BG

Auction Guide £150,000

Three Bedroom semi detached property situated in a very popular residential location, set on a generous plot giving the ability to extend to the rear and side should the need arise. This spacious property is close to local shops, amenities and both primary and secondary schools. Fully double glazed gas central heating gardens front and rear. In need of some cosmetic update. Viewing is essential to appreciate.

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.

- 3 Bedroom Semi Detached
- Corner Plot
- In Need of Updating
- EPC Rating D
- Lounge and Dining Kitchen
- Development Potential
- NO Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated within easy access of Horwich town centre this three bedroom semi detached property offers a fantastic potential to put your own stamp onto your next home. Situated on a corner plot with ample space to extend or even build another house this could be a once in a lifetime opportunity to create the home of your dreams. Currently the property comprises : Hall, lounge, dining kitchen 3 bedroom and bathroom. Outside there is a driveway leading to a detached garage and patio with lawned garden. Sold with no chain and vacant possession viewing is essential to appreciate.

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Entrance Hall
Radiator, stairs to first floor landing, hardwood part glazed entrance door, door to:

Lounge 12'3" x 13'6" (3.74m x 4.11m)
UPVC double glazed box window to front, electric fire set in stone built surround, two radiators, coving to ceiling, door to:

Kitchen/Diner 8'6" x 13'6" (2.59m x 4.11m)
UPVC double glazed box window to rear, radiator, uPVC double glazed door to garden, door to:

Storage
UPVC frosted double glazed window to side, built-in cupboard with electricity meter, electric panel heater, door to:

Landing
UPVC double glazed window to side, ceiling, access to loft space, door to:

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Bedroom 1 10'9" x 10'0" (3.28m x 3.05m)
UPVC double glazed box window to front, radiator.

Bedroom 2 9'10" x 9'6" (2.99m x 2.90m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'10" x 6'5" (2.08m x 1.96m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, built-in airing cupboard housing, hot water tank, radiator, door.

Outside
Front garden with mature flower and shrub borders, enclosed by dwarf brick wall and timber fencing to front and side, paved pathway leading to entrance door.
Side garden enclosed by dwarf brick wall and timber fencing to front and side, concrete driveway to the front leading to detached garage with power and light connected and driveway car parking space for one car.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved patio with lawned area and mature flower and shrub borders, aluminium greenhouse, timber garden shed with power and light connected.

Boiler Cupboard
Floor mounted gas boiler serving heating system and domestic hot water, door.

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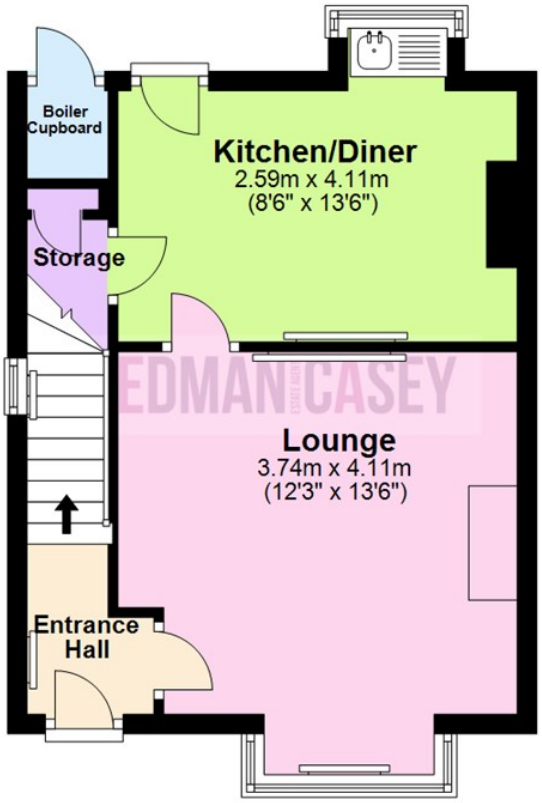
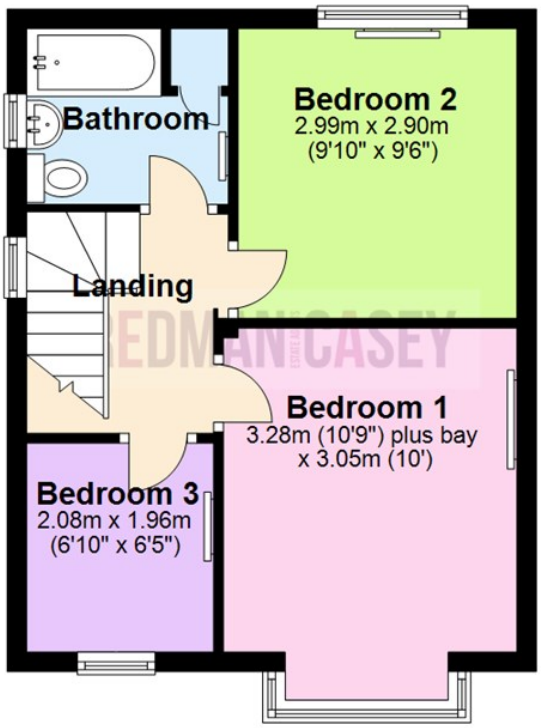
Ground Floor

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



First Floor

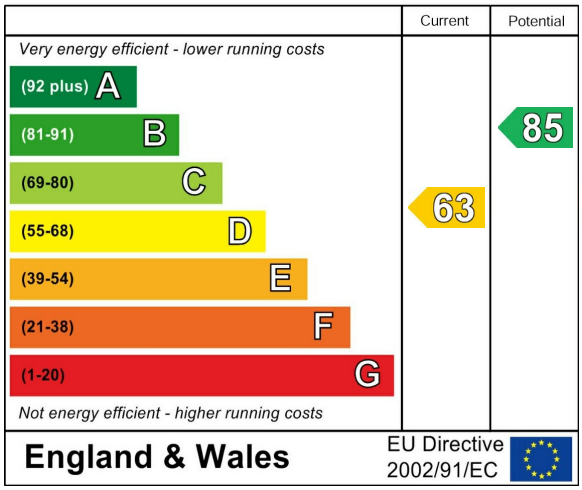
Approx. 32.7 sq. metres (352.4 sq. feet)



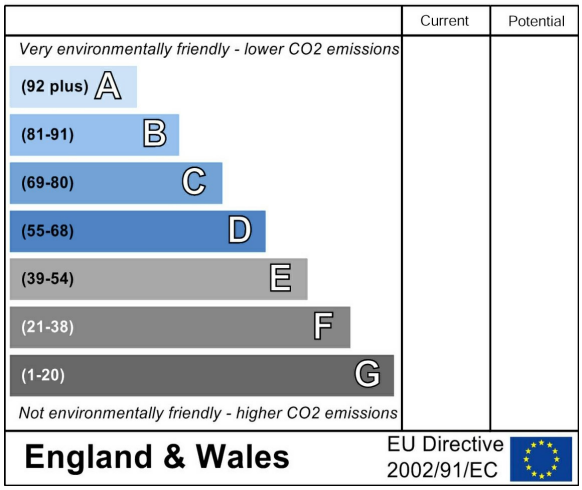
Total area: approx. 66.2 sq. metres (712.8 sq. feet)

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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