REDMAN CASEY ESTATE AGENTS

12 Carlton Grove, Horwich, Bolton, BL6 6HE

Auction Guide £90,000

FOR SALE BY MODERN METHOD OF AUCTION 2 bedroom mid terraced property requiring updating throughout but offering excellent accommodation with 2 spacious reception rooms, extended kitchen, 2 generous bedrooms and bathroom, benefitting from gas central heating and double glazing the property is to be sold with no chain and vacant possession.

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.

- Modern Auction Method
- Kitchen Extension
- Requirig Updating
- EPC Rating TBC
- 2 Reception Rooms
- 2 Generous Bedrooms
- Gas Central Hrated and Upvc Double Glazed
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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FOR SALE BY MODERN METHOD OF AUCTION
Situated within easy reach of many local amenities, train station and motorway access along with sought after schools and Middlebrook retail park, this 2 bedroom mid terraced could be just the property you are looking for. Requiring updating and modernisation this a perfect chance to put your own stamp on. Comprising: Vestibule, lounge, dining room and kitchen extension. To the first floor there are 2 generous bedrooms and bathroom. Ideal as a buy to let or chance to do up viewing is essential to appreciate all that is on offer.

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Vestibule
UPVC entrance door, door to:

Lounge 14'5" x 12'9" (4.39m x 3.89m)
UPVC double glazed window to front, living flame effect electric fire set in marble effect surround, double radiator, door to:

Dining Room 12'0" x 12'9" (3.66m x 3.89m)
Double radiator, stairs, double glazed door to rear, archway to:

Kitchen 12'11" x 6'1" (3.94m x 1.86m)
Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with double draining board and tiled splashbacks, plumbing for washing machine, space for fridge and freezer, electric point for cooker, two uPVC double glazed windows to side, double radiator, wall mounted gas boiler serving heating system and domestic hot water, double glazed door to rear.

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Landing
Double radiator, door to:

Bedroom 1 14'6" x 12'9" (4.41m x 3.89m)
UPVC double glazed window to front, double radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Bedroom 2 12'0" x 8'1" (3.65m x 2.47m)
UPVC double glazed window to rear, double radiator.

Outside
Front garden, enclosed by dwarf brick wall to front, pathway leading to front entrance with flower and shrub borders.
Rear, enclosed by brick wall to rear and sides, concrete and paved hard standing, rear gated access, brick-built wc.

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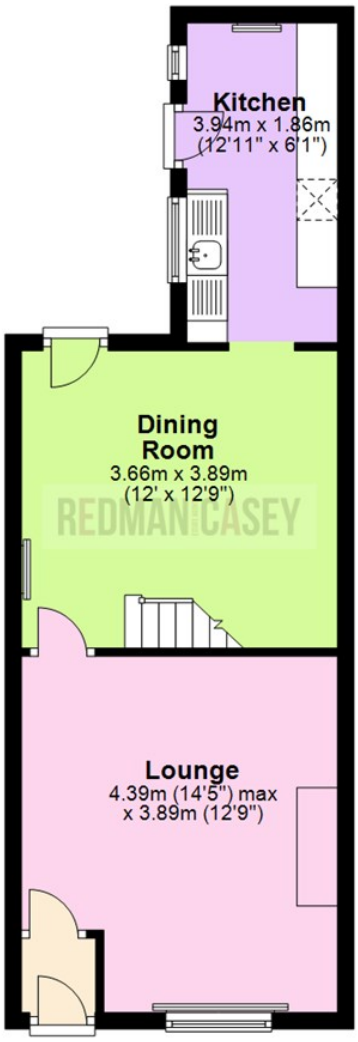
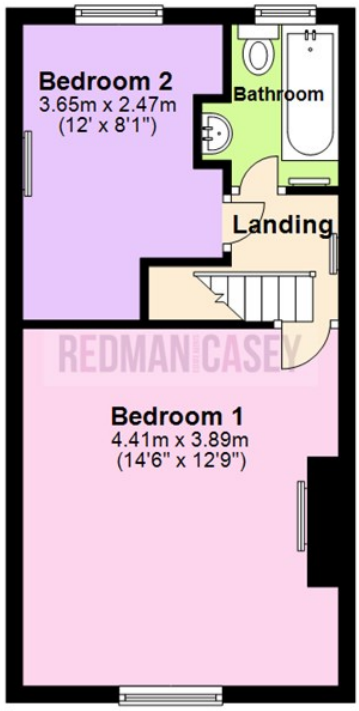
Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



First Floor

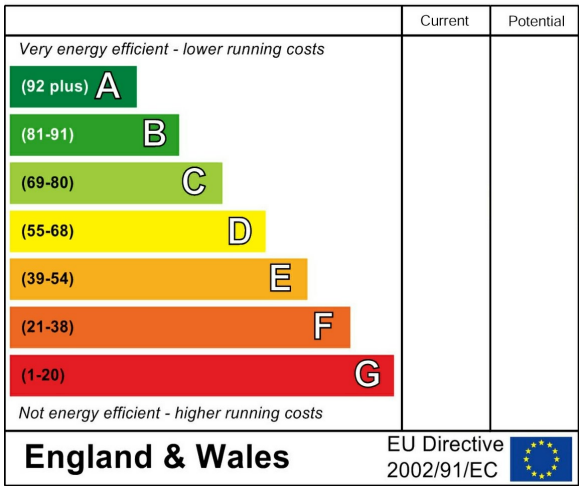
Approx. 31.7 sq. metres (341.4 sq. feet)



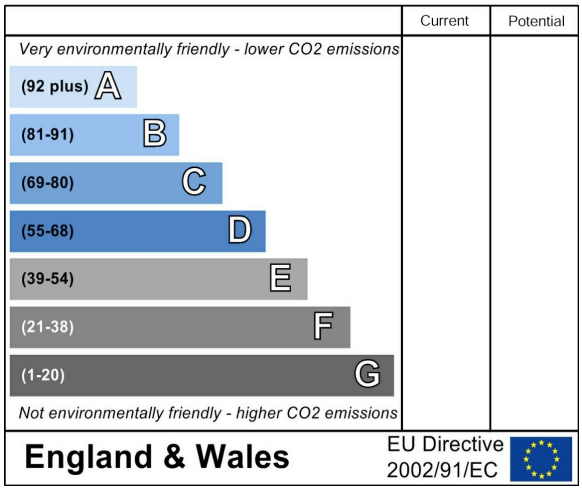
Total area: approx. 71.0 sq. metres (763.8 sq. feet)

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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