

195 Green Lane, Great Lever, Bolton, BL3 2ER



Auction Guide £200,000

FOR SALE BY MODERN AUCTION METHOD

Four bedroom semi detached property, located in a very popular residential location, close to local shops, secondary and primary schools and transport links. Needs modernisation but benefits from central heating, gardens front and rear, off road parking. Room to extend subject to planning permissions in place. This property is to be sold with vacant possession and no onward chain. Viewing of this opportunity is recommended to appreciate all that is on offer.

- Semi Detached
- Off Road Parking
- Gardens Front And Rear
- No Chain
- Council Tax Band D
- Four Bedroom
- Gas Central Heating
- Sold With Vacant Possession
- EPC Rating (Awaiting)
- Room To Extend Subject To Planning Permissions.



FOR SALE BY MODERN AUCTION METHOD

Four bedroom semi detached property with room to extend subject to planning permissions in place. Located in a very popular residential location, close to local primary and secondary schools, shops and all local amenities with good transport links. The property comprises:- Entrance porch, hallway, lounge, dining room, morning room, kitchen, To the first floor there are four bedrooms and a family bathroom.

To the outside there are gardens front and rear and off road parking on driveway.

This property needs some modernisation but offers a great opportunity to live in a great area in a large family home. Benefits from gas central heating off road parking, brick built garden storage, mature gardens to front and rear.

Viewing is highly recommended to appreciate the space, size, and potential of this property.

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 (jamsold).

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

Hardwood glazed leaded window to front, hardwood glazed entrance door to front, :

Inner Hallway

Double radiator, stairs,

Lounge 13'4" x 12'11" (4.06m x 3.93m)

Hardwood glazed leaded box window to front, feature original open fire set in feature wooden surround, double radiator.

Sitting Room 12'11" x 11'11" (3.94m x 3.63m)

Hardwood glazed leaded box window to rear, open fire set in Victorian iron surround, radiator.



Kitchen 6'9" x 8'9" (2.05m x 2.66m)

Fitted with a base and eye level units, stainless steel sink unit, uPVC frosted double glazed window to front, open plan, :

Dining Room

Hardwood glazed box window to rear, radiator,

Utility 3'8" x 3'7" (1.13m x 1.09m)

Plumbing for automatic washing machine, hardwood frosted glazed window to side, :

Porch

Hardwood entrance door to rear,

Garden Storage

Window to rear, door.

Landing

Hardwood glazed leaded window to side, :

Bedroom 1 13'4" x 12'11" (4.06m x 3.93m)

Hardwood glazed leaded window to front, double radiator,

Bedroom 2 12'11" x 9'4" (3.94m x 2.85m)

Hardwood glazed window to rear, radiator, :

Bedroom 3 9'11" x 6'5" (3.02m x 1.96m)

Hardwood glazed window to rear, radiator.

Bedroom 4 10'1" x 7'10" (3.07m x 2.40m)

Hardwood glazed leaded window to front, double radiator.

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and low-level WC, full height ceramic tiling to one wall, hardwood frosted glazed window to rear, radiator.

Outside Front

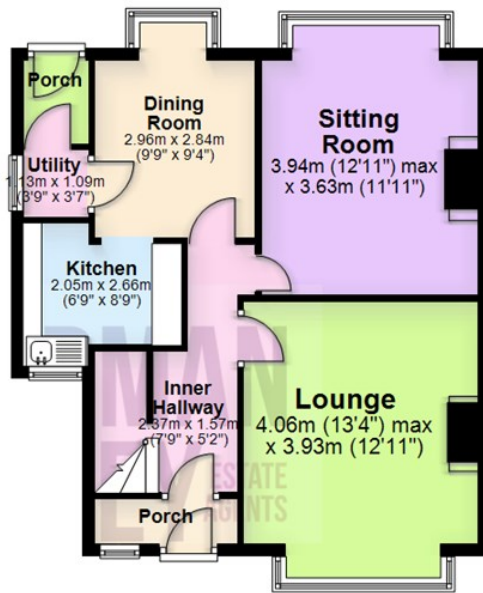
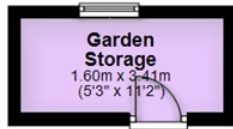
Driveway leading to front, mature flower beds.

Outside Rear

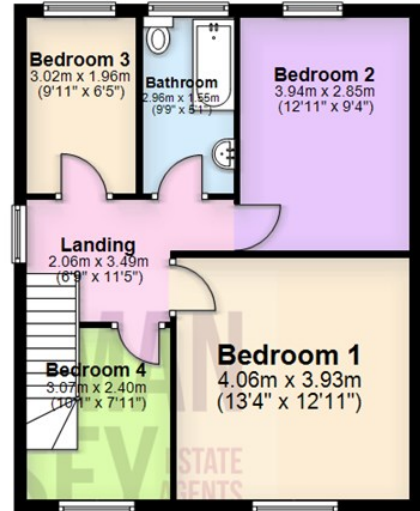
enclosed rear lawn mature planting and patio seating area.



Ground Floor
Approx. 69.1 sq. metres (743.7 sq. feet)



First Floor
Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 121.3 sq. metres (1306.0 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

