REDMAN CASEY ESTATE AGENTS

63 Dunsop Drive, Johnson Fold, Bolton, BL1 5TZ

Auction Guide £90,000

FOR SALE BY MODERN AUCTION METHOD.

2 Bedroom semi detached property will make an ideal first purchase or buy to let investment. Competitively priced, benefits from gas central heating and double glazing and is sold with no chain and vacant possession. Viewing essential

- 2 Bedroom Semi Detached
- Kitchen
- Gas Central Heated and Double Glazed
- EPC Rating D
- Spacious Lounge Diner
- 2 Double Bedrooms
- No Chain
- Council Tax Band A

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

FOR SALE BY MODERN AUCTION METHOD.

Ideally located for access to local amenities, shops, schools and Moss Bank Park this 2 double bedroom semi detached property offers excellent accommodation which comprises :Entrance hall, kitchen, lounge diner. to the first floor there are two double bedrooms and bathroom fitted with a 3 piece suite. Benefitting from gas central heating, double glazing and gardens to front and rear. The property is being sold with no chain and vacant possession. Ideal first purchase or buy to let investment, 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.

Entrance Hall
Built-in under-stairs storage cupboard, stairs to first floor landing, double glazed composite entrance door, door to:

Kitchen 8'4" x 10'8" (2.54m x 3.26m)
Base and eye level cupboards with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to front, uPVC double glazed window to side, built-in storage cupboard, double radiator, door to:

Lounge/Diner 12'0" x 17'7" (3.65m x 5.36m)
Four uPVC double glazed windows to rear, living flame effect electric fire set in feature surround, double radiator, laminate flooring, coving to ceiling.

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Landing
Door to:

Bedroom 1 8'10" x 17'5" (2.70m x 5.31m)
Three uPVC double glazed windows to front, built-in over-stairs storage cupboard, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, dado rail, door to:

Bedroom 2 12'2" x 10'5" (3.70m x 3.17m)
Two uPVC double glazed windows to rear, built-in double wardrobe(s) with hanging rails and shelving, built-in storage cupboard, double radiator, dado rail, double door, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and folding glass screen and pedestal wash hand basin, WC with hidden cistern, ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator.

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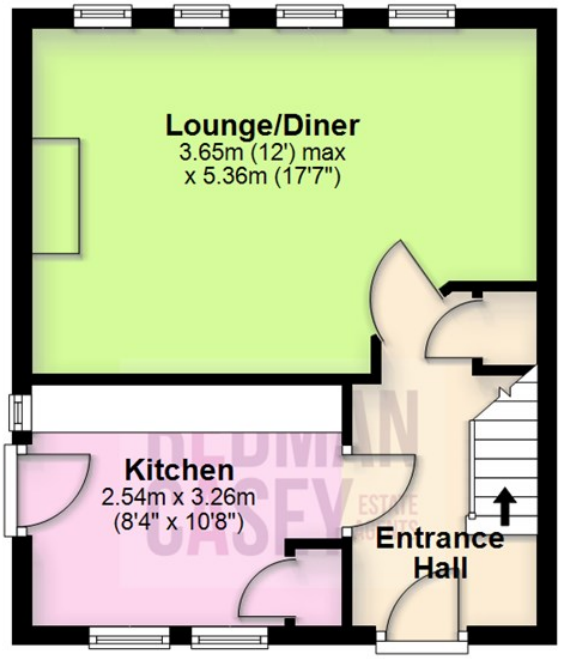
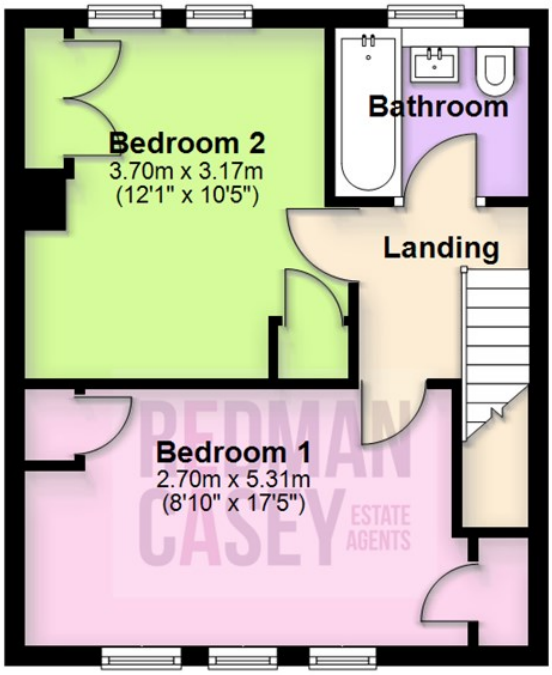
Ground Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



First Floor

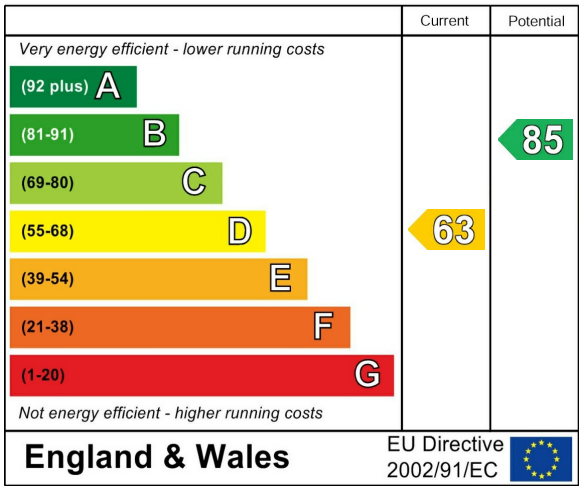
Approx. 34.6 sq. metres (372.0 sq. feet)



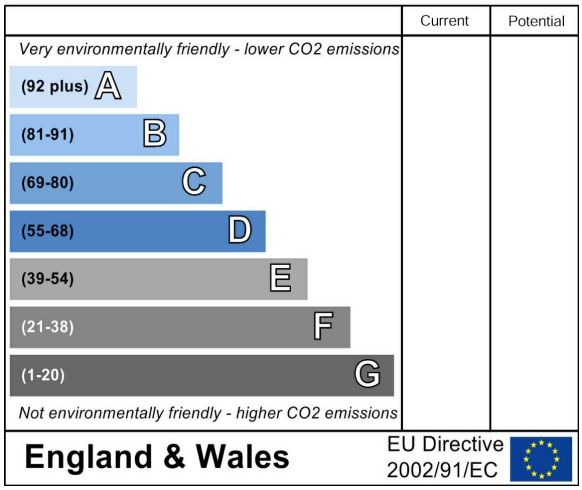
Total area: approx. 67.9 sq. metres (731.0 sq. feet)

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



Environmental Impact (CO_2) Rating



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