REDMAN CASEY ESTATE AGENTS

98 Seymour Road, Astley Bridge, Bolton, BL1 8PT

Auction Guide £150,000

Three bedroom semi detached property located in this highly sought after location sold by Modern Auction Method . Offering excellent accommodation with 2 reception rooms and kitchen, three bedrooms and shower room fitted in 2023 adapted for a disabled person. Outside there are gardens to the front and rear along with a detached garage accessed via the rear street. Sold with no chain and vacant possession.

- 3 Bedroom Extended Semi Detached
- Two Reception Rooms
- Modern Disabled Adapted Shower Room
- Gas Central Heated and Double Glazed
- No Chain
- Vacant Possession
- Council Tax Band B
- EPC Rating D

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. Situated on this highly popular road this extended three bedroom semi detached is sure to get lots of interest, offering excellent accommodation but in need of updating the property comprises : Entrance hall, lounge, sitting room and kitchen. To the first floor there are three bedrooms and shower room fitted in 2023 adapted for disabled access. The property benefits from gardens to the front ad rear along with a detached garage and is gas central heated and double glazed throughout. sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

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 £300.00 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
Frosted window to front, built-in under-stairs storage cupboard, radiator, stairs to first floor landing, hardwood glazed entrance doors, door to:

Lounge 10'10" x 11'6" (3.31m x 3.51m)
UPVC double glazed window to front, window to side, radiator, picture rail.

Sitting Room 14'6" x 10'0" (4.42m x 3.06m)
UPVC double glazed window to rear, radiator. electric fire set in modern surround

Kitchen 11'6" x 8'4" (3.51m x 2.54m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, gas point for cooker, uPVC double glazed window to rear, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden.

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Landing
Door to:

Bedroom 1 12'1" x 10'11" (3.69m x 3.33m)
UPVC double glazed window to front, window to side, radiator, picture rail.

Bedroom 2 9'5" x 10'10" (2.87m x 3.30m)
UPVC double glazed window to rear, built-in storage cupboard with shelving, radiator, door to:

Bedroom 3 6'1" x 6'6" (1.85m x 1.98m)
UPVC double glazed window to front, radiator.

Wet Room
Fitted with three piece suite comprising tiled shower area with electric shower over, wall mounted wash hand basin with matching, low-level WC and ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, paved pathway leading to front entrance door with mature flower and shrub borders. double gates give access to off road parking for 1 car.
Rear garden, enclosed by brick wall and timber fencing to rear and sides with mature flower and shrub borders, sun patio, aluminium greenhouse, timber garden shed, garage with access to the rear.

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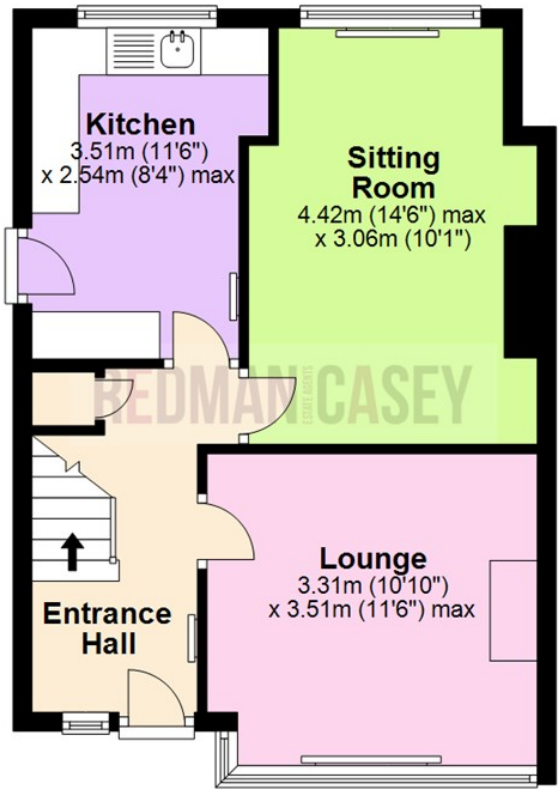
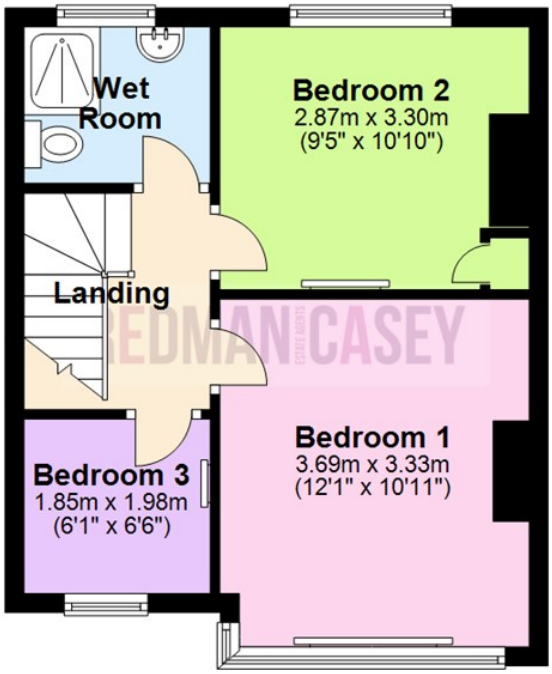
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



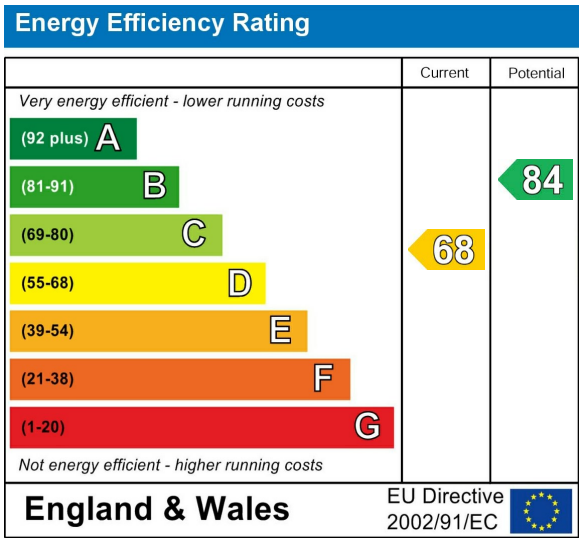
First Floor

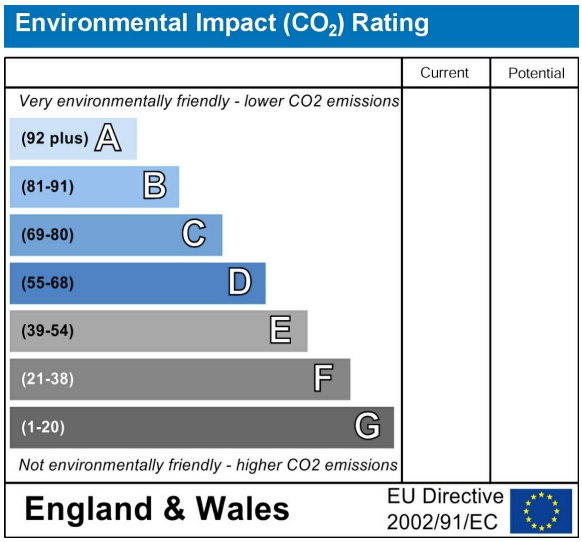
Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 74.7 sq. metres (804.6 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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