

527 Wigan Road, Bolton, BL3 4QN



## Auction Guide £70,000

Sold by Modern Auction Method

2 Bedroom mid terraced house in need of renovation and updating. The property offers a chance to stamp your own take on a property, but does benefit from gas central heating and double glazing. Spacious lounge and dining kitchen, 2 generous bedrooms and bathroom, Gardens to the front and rear with potential for off road parking in the rear garden, sold with no chain and vacant possession.

- For Sale by Modern Auction Method
- Spacious Lounge
- Bathroom with Three Piece White Suite
- Vacant Possession
- EPC Rating TBC
- 2 Bedroom Mid Terrace
- Dining Kitchen
- No Chain
- Council Tax Band A





Ideally located on Wigan Road offering access to local amenities shops and schools along with motorway and rail access. The property offers excellent accommodation comprising : Vestibule, lounge, fitted dining kitchen, to the first floor there are two generous bedrooms and a bathroom fitted with a three piece white suite. Benefitting from gas central heating and double glazing the property does require some updating and renovation. Ideal first purchase or buy to let investment.

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.

### Vestibule

UPVC double glazed entrance door, door to:

### Lounge 14'2" x 13'4" (4.32m x 4.07m)

UPVC double glazed leaded window to front, fireplace, double radiator, two wall lights, coving to ceiling, door to:

### Kitchen/Diner 12'4" x 13'4" (3.75m x 4.07m)

Base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and fridge/freezer, gas point for cooker, uPVC double glazed leaded window to rear, double radiator, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water, stairs to first floor landing, double glazed door to garden.

### Landing

Double radiator, door to:

### Bedroom 1 11'5" x 13'4" (3.49m x 4.07m)

UPVC double leaded window to front, double radiator, coving to ceiling.



**Bedroom 2 9'7" x 7'7" (2.93m x 2.32m)**

UPVC double glazed leaded window to rear, double radiator.

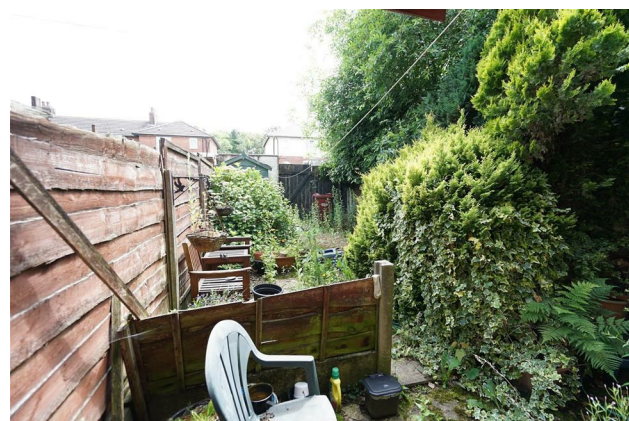
**Bathroom**

Fitted with three piece white shell style suite comprising deep panelled bath with twin and shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed leaded window to rear, double radiator, coving to ceiling.

**Outside**

Front garden with gravelled area and flower and shrub borders, paved pathway leading to front entrance door, enclosed by dwarf brick wall and mature hedge front and sides.

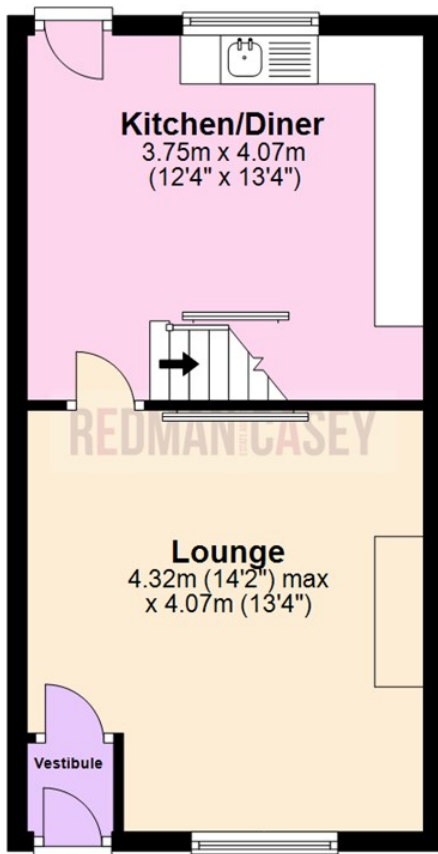
Rear garden, enclosed by brick wall and timber fencing to rear and sides with mature flower and shrub borders, timber garden shed, concrete hard standing and gravelled area.





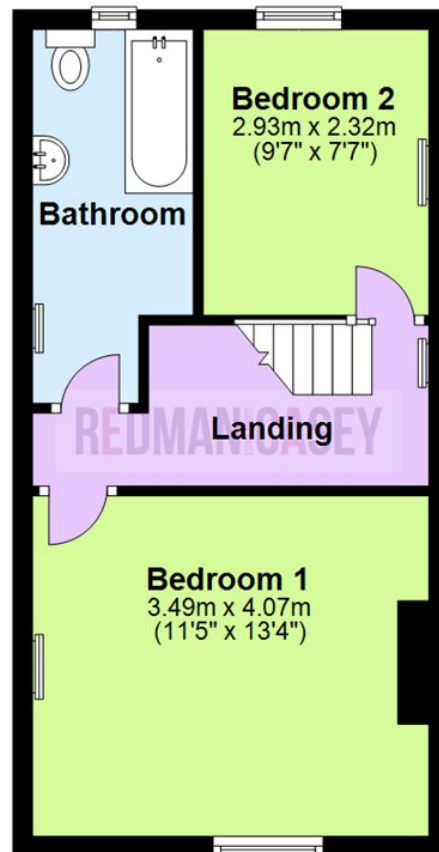
## Ground Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 66.9 sq. metres (719.9 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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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

