REDMAN CASEY ESTATE AGENTS

381 Chorley New Road, Horwich, Bolton, BL6 6DT

Auction Guide £90,000

This property is for sale by Modern Method of Auction powered by iamsold LTD.
Three bedroom mid townhouse requiring full renovation. ideally located for local amenities shops, schools and transport links, the property comprises porch, dining area, kitchen area, lounge, thre bedrooms and bathroom. Outside there are gardens to the front and rear and the property is sold with vacant possession. Viewing via Redman Casey
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

- Sold By Auction
- In Need of Full Renovation
- Council Tax Band B
- 3 Bedroom Mid Townhouse
- Ideally Located
- EPC Rating F

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www.redmancasey.co.uk

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Porch
UPVC double glazed entrance door, door to:

Dining Area 8'5" x 8'3" (2.56m x 2.52m)
Window to front, open plan to Lounge, door to:

Kitchen 9'5" x 6'9" (2.87m x 2.07m)
Base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer with tiled splashbacks, window to front.

Lounge 13'0" x 15'5" (3.96m x 4.70m)
Window to rear, built-in under-stairs storage cupboard, stairs, french doors to garden, door.

Landing
Door to:

Bedroom 1 12'6" x 9'10" (3.81m x 3.00m)
Window to front.

Bedroom 2 9'11" x 8'5" (3.02m x 2.57m)
Window to rear.

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Bedroom 3 6'11" x 6'9" (2.12m x 2.07m)
Window to rear.

Bathroom
Fitted with three piece coloured suite comprising panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, frosted window to front.

Outside
Front garden, paved pathway with mature tree and shrub borders, enclosed by timber fencing to sides.
Rear garden, enclosed by timber fencing to rear and sides, concrete patio, metal shed.

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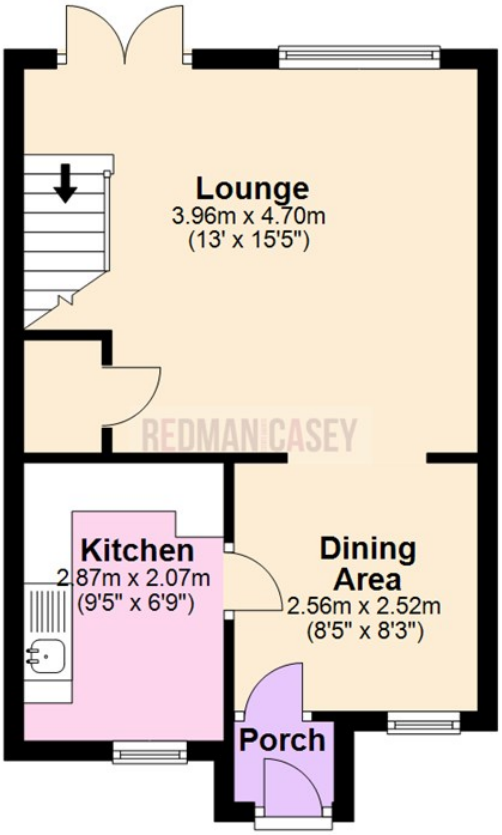
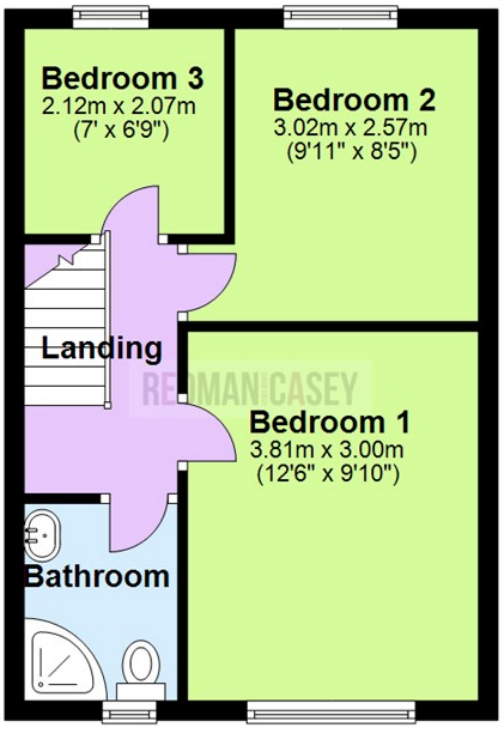
Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



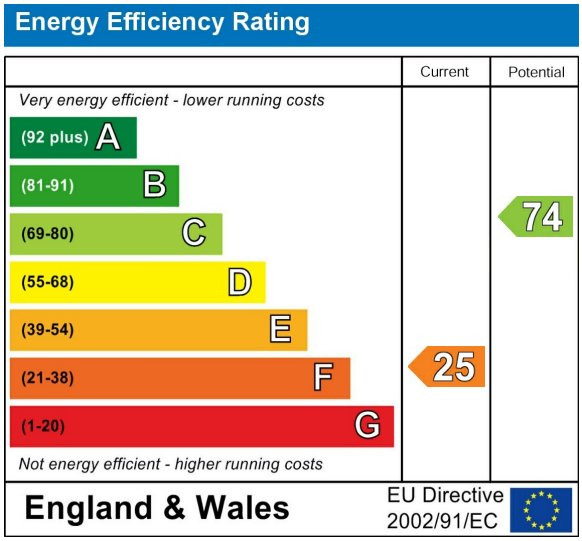
First Floor

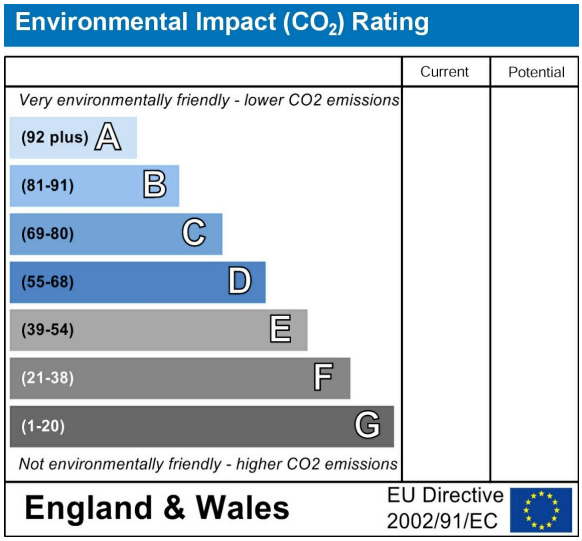
Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 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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