

3 bed detached house to buy in

Orchard Gardens, Bolton, Greater Manchester, BL2 3PS

£270,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000.

This vacant 3 bedroom property offers buyers the opportunity to purchase a lovely home with scope for extension subject to planning permission. The property occupies well sought after cul-de-sac position within the popular Harwood area which offers a range of amenities and transport facilities.

See our auction site for full details and to download the legal pack www.simplyauction.co.uk

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the

buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to

the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party

service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: c (Bolton Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden

Entrance hall

Staircase leads to the first floor, access to ground floor rooms.

Living room

Lounge area with French door leading to dining room and kitchen

Kitchen/diner

A high quality fitted kitchen consists of a range of both base and wall units with contrasting work surfaces with inset 1 1/2 bowl sink with mixer tap, integrated double oven and microwave with split level five ring gas hob and extractor canopy, rear exit door.

Bedroom 1

Double bedroom (Rear)

Bedroom 2

Double bedroom (Rear)

Bathroom

A stylish modern three piece bathroom comprising of a low level WC, wash hand basin set into vanity unit and corner shower

enclosure with rainfall shower.

FIRST FLOOR:

Landing with built in airing cupboard containing the central heating boiler.

Bedroom 3

Double bedroom with views over the garden

Rear Garden

A pleasant and enclosed garden extends to the rear of this property.

Front Garden

Lawned garden

Garage

A single attached garage with uo and over door serviced by a price driveway providing ample parking.

Services

Gas central heating

Double glazing

Please note

The property is sold vacant and only by Modern Auction details of which are available in our legal pack which can be downloaded from our website www.simplyauction.co.uk

Viewings

Please contact our sales team for details of our scheduled open viewing date at this property

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

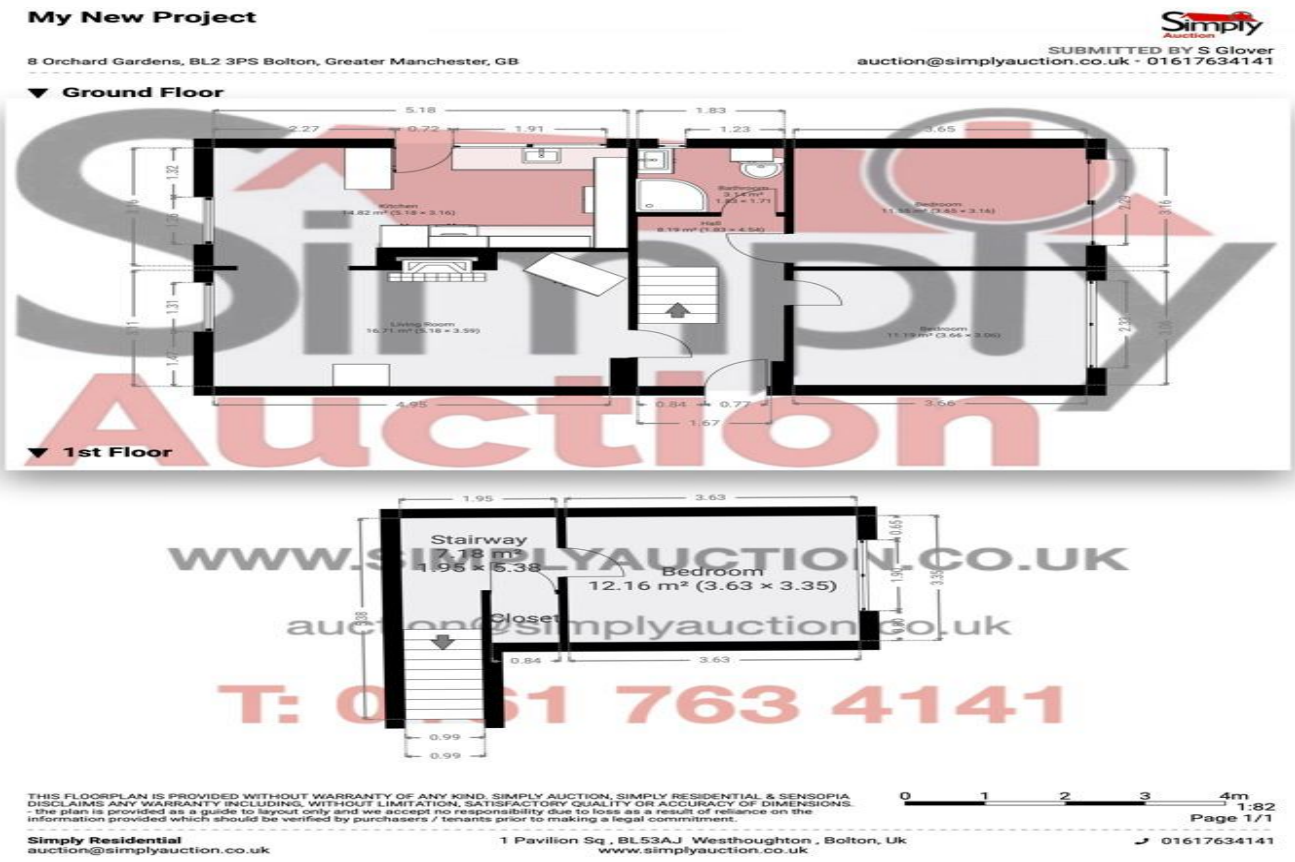
Water meter: No

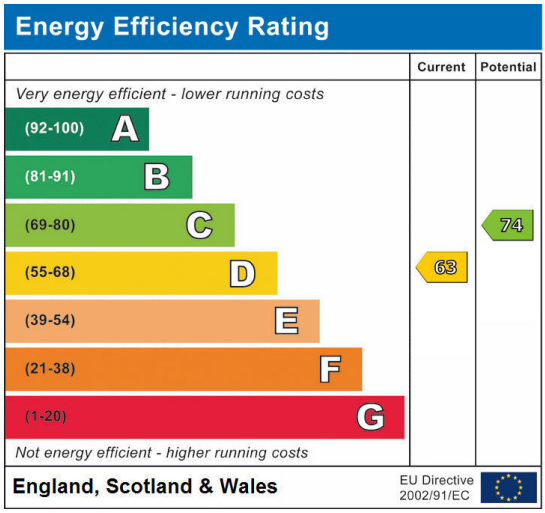
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Orchard Gardens, Bolton, Greater Manchester, BL2 3PS

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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