

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

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

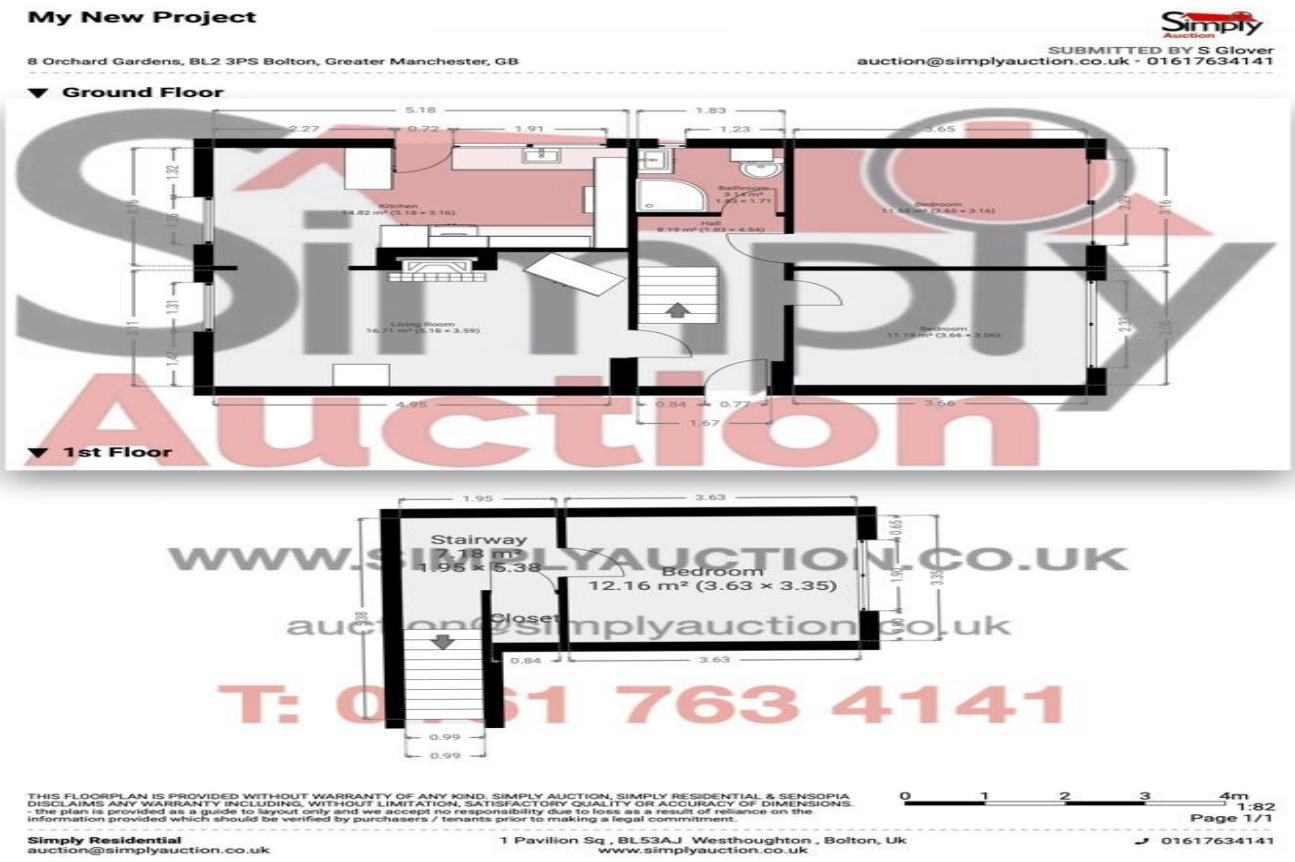
Water meter: No

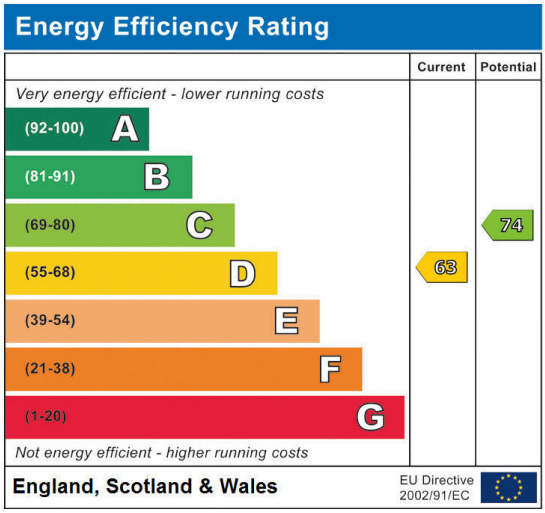
Sewerage: Standard UK domestic

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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