

Property Details

715 Manchester Road, Over Hulton,
Bolton, Lancashire, BL5 1BB

Guide Price **£216,000**



Property Photos

715 Manchester Road, Over Hulton, Bolton, Lancashire, BL5 1BB



Creation Date
03/03/2023

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Property Floor Plans

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GROUND FLOOR

1ST FLOOR



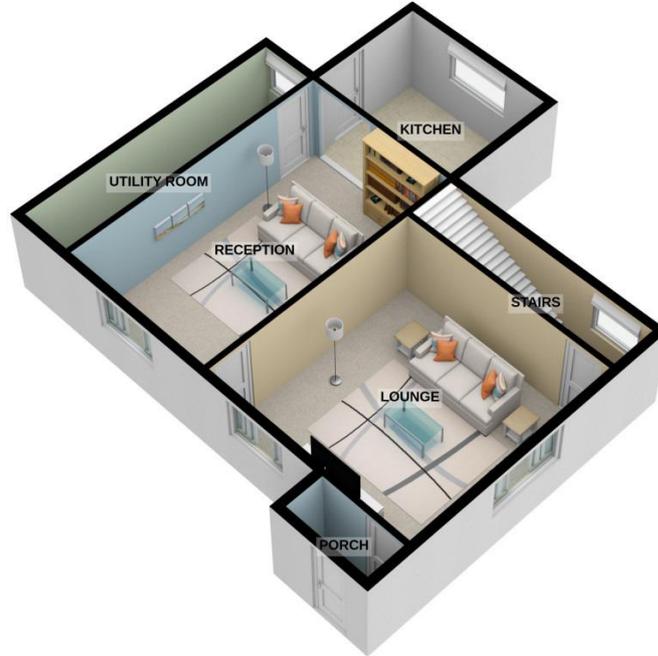
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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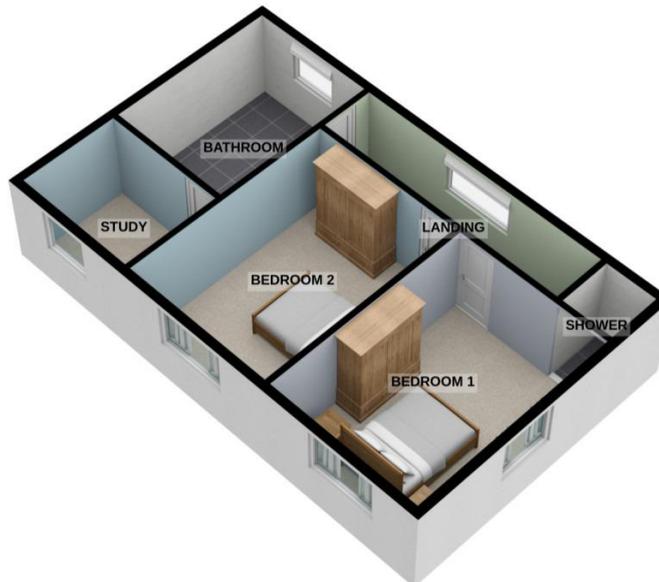
Property Floor Plans

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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Property EPC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Property Info

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Property Type	Property Style
House	Semi-Detached
Bedrooms	Bathroom
2	1
Receptions	Tenure Type
2	Leasehold
Floor Area	Agency Type
-	Sole
Parking	Type
Garage	Sales
Price Qualifier	Price
Guide Price	£216,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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Property Features

715 Manchester Road, Over Hulton, Bolton, Lancashire, BL5 1BB

Feature 1

Auction Guide Price 216,000

Feature 2

Modern Fitted Kitchen

Feature 3

Brand New Worcester Boiler

Feature 4

Two Reception Rooms

Feature 5

Two Bedrooms

Feature 6

Study

Feature 7

Large Detached Garage To Rear

Feature 8

Large Rear Garden

Feature 9

Massive Potential To Extend

Feature 10

Land Also To Rent At 150 Per Year To Side Of The Property

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Manchester Road, Over Hulton, Bolton, Lancashire, BL5 1BB

FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE 216,000 PLUS RESERVATION FEE

Harrisons Estate Agents are delighted to bring this TWO bedroom FAMILY home to market on the edge of Over Hulton, which is in need of renovation. The kitchen has recently been installed along with the latest Worcester boiler system.

This property has absolutely loads of potential. There is plenty of land to the rear which lends itself to being used for a large extension

Overlooking Hulton Park with a SOUTH FACING GARDEN which brings you an overwhelming feeling of peace and tranquillity.

Front Yard:

Small concrete front garden with a low level brick wall. There is access down the side of the property through a metal gate which leads to the driveway.

Entrance Porch: 1.75M x 1.6M

Composite front door, carpet flooring, double glazed unit to the side with an opener and a wall light.

Lounge: 3.8M x 4.43M

Carpet flooring, double glazed units to the side and the front, both with openers, single panel radiator and a double panel radiator, ceiling light and a feature gas fire.

Reception Room Two: 4.8M x 3.5M

Carpet flooring, ceiling light, feature gas fire and fireplace surround, spotlights, double

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panel radiator, boiler thermostat on the wall and a double glazed unit to the front with an opener.

Utility Room: 4.88M x 1.43M

Wooden cupboards with laminate worktops, stainless steel sink with drainer and chrome mixer tap, carpet flooring, ceiling strip light, Worcester boiler and a double glazed unit with an opener.

Kitchen: 2.22M x 2.97M

Modern fitted kitchen with laminate worktops, integrated under counter fridge freezer, slimline dishwasher, single electric oven, stainless steel extractor with glass hood, three ring ceramic hob, tiled splashback, double glazed unit with two openers, stainless steel sink with drainer and chrome mixer tap, tile effect lino flooring, ceiling spotlights and a composite rear door.

First Floor Landing: 1M x 4M

Carpet flooring, ceiling light, loft hatch and two wall lights.

Bedroom One: 3.76M x 4.12M

Carpet flooring, ceiling light, two double glazed units both with openers, double panel radiator and a single shower tray with an electric shower with a folding glass door.

Bedroom Two: 3.77M x 3M

Carpet flooring, ceiling spotlights, double glazed unit with an opener and a double panel radiator.

Bathroom: 2.86M x 2.26M

Three piece white bathroom suite, white P bath with chrome mixer tap and shower hose connection, folding glass shower screen, white W.C. white sink, carpet flooring, double

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panel radiator, double glazed unit with an opener and a ceiling light.

Study: 2M x 2.12M

Carpet flooring, double glazed unit with an opener and a ceiling light.

Rear Garden:

Large lawned area, concrete pathway, lots of bushes, shrubs and trees.

Garage:

Large garage with electric up and over door, light and power with a side access door.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of 6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of 300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve

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Price and Starting Bid being subject to change

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