

Property Details

73 Church Avenue, Bolton,
Lancashire, BL3 4AW

Guide Price **£81,000**



Property Photos

73 Church Avenue, Bolton, Lancashire, BL3 4AW



Creation Date

08/03/2023

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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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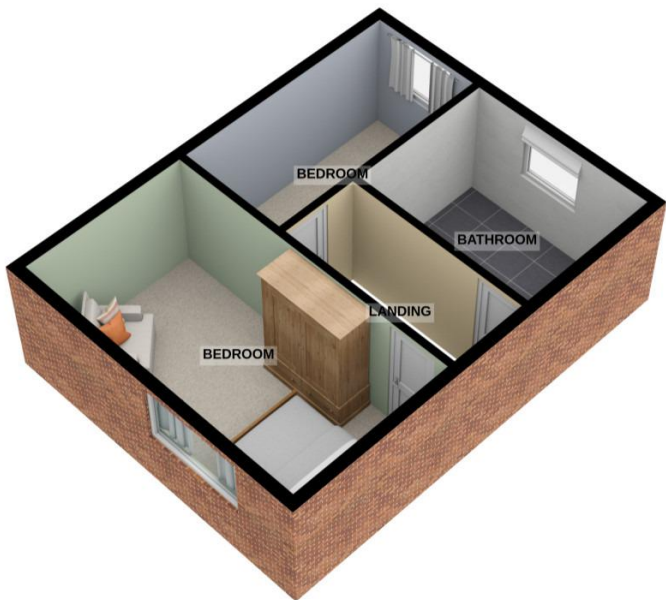
Property Floor Plans

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GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 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 Info

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Property Type	Property Style
House	Terraced
Bedrooms	Bathroom
2	1
Receptions	Tenure Type
1	Freehold
Floor Area	Agency Type
-	Sole
Parking	Type
None	Sales
Price Qualifier	Price
Guide Price	£81,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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Property Features

73 Church Avenue, Bolton, Lancashire, BL3 4AW

Feature 1

Auction Guide Price 81,000 Plus Reservation Fee

Feature 2

In Need Of Full Modernisation

Feature 3

Sold With Possessions

Feature 4

Two Double Bedrooms

Feature 5

Two Bathrooms

Feature 6

Off Road Parking To Rear With Electric Roller Shutter

Feature 7

Perfect Starter Home Or Buy To Let Investment

Feature 8

Once Modernised The Rental Would Be 650 Per Month

Feature 9

Four Piece Bathroom

Feature 10

Close To Local Amenities

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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE 81,000 PLUS RESERVATION FEE

LOOKING FOR AN INVESTMENT?

LOOK NO FURTHER WITH THIS 2 BEDROOM MID TERRACE PROPERTY IN DAUBHILL, BOLTON!

AUCTION DATE TO BE CONFIRMED - PRICED TO SELL

REQUIRES FULL MODERNISATION THROUGHOUT.

Council Tax: A

EPC: D

Entrance Porch: 1M x 1M

Upvc front door, vinyl flooring and a low level gas meter box.

Entrance Hallway: 3.34M x 1M

Carpet flooring, ceiling light and a single panel radiator.

Lounge: 4.45M x 3.18M

Carpet flooring, ceiling light, single panel radiator, gas fire and a double glazed unit with two openers.

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Kitchen: 3.93M x 4.18M

Wooden kitchen with laminate worktops, tiled splashback, free standing gas cooker, gas fire, stainless steel sink with drainer and chrome taps, combi boiler on the wall, double glazed unit with an opener and space for a freestanding fridge.

Utility Room: 1.5M x 2.07M

Vinyl flooring, ceiling light, white W.C. and plumbing for a washing machine.

First Floor Landing: 2.23M x 1.85M

Carpet flooring, ceiling light and a loft hatch.

Bedroom One: 3.63M x 4.13M

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

Bedroom Two: 4.93M x 1.82M

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

Bathroom: 3.08M x 2.16M

Carpet flooring, single panel radiator, single shower tray with glass door and a electric shower, bath, sink and W.C. ceiling light and a double glazed unit with an opener.

Rear Yard:

Flagged yard and an electric roller shutter.

Auctioneer Comments 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,

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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 (for standard Grade 1 properties). 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 Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will

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be informed of any referral arrangement and payment prior to any services being taken by you.

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