

Property Details

65 Markland Hill Lane, Bolton,
Lancashire, BL1 5NU

Guide Price **£165,000**



Property Photos

65 Markland Hill Lane, Bolton, Lancashire, BL1 5NU



Creation Date
04/04/2023

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Property Floor Plans

65 Markland Hill Lane, Bolton, Lancashire, BL1 5NU

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
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 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	Leasehold
Floor Area	Agency Type
-	-
Parking	Type
Street Parking	Sales
Price Qualifier	Price
Guide Price	£165,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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Property Features

65 Markland Hill Lane, Bolton, Lancashire, BL1 5NU

Feature 1

Auction Guide Price 165,000

Feature 2

Two Double Bedrooms

Feature 3

Beautiful Kitchen With Integrated Appliances

Feature 4

Modern Bathroom

Feature 5

Low Maintenance Front And Rear Gardens

Feature 6

Desirable Location

Feature 7

Close To Doffcocker Lodge

Feature 8

Perfect First Time Buyer Home

Feature 9

Close To Local Amenities

Feature 10

Close To Outstanding Schools

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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE 165,000 PLUS RESERVATION FEE

This charming 2-bedroom terraced house is located in an affluent neighbourhood, offering a comfortable and stylish living space. The property features a well-proportioned living room, a modern kitchen with high-end appliances, two spacious bedrooms, and a contemporary bathroom. The house has been tastefully decorated throughout, with high-quality finishes and attention to detail. Outside, there is a private garden with a patio area, perfect for al fresco dining and entertaining. This property is an excellent opportunity to experience luxury living in a sought-after location.

Council Tax: A

EPC: TBC

Front Garden:

Low level brick wall, tarmac pathway and some small planters, bushes and shrubs.

Entrance Porch: 1M x 1M

Composite front door, ceiling light and tiled flooring.

Lounge: 4.41M x 4.62M

Carpet flooring, multi fuel burner, ceiling light, wall light, single panel radiator to the side and a double panel radiator in the bay window, under stair storage, double glazed bay window with two openers and T.V. connection.

Kitchen/Diner: 3.79M x 4.45M

Buttermilk kitchen with laminate worktops, integrated dishwasher and under counter fridge and freezer, tiled flooring, five ring Range cooker, plumbing for a washing machine,

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space for a dryer, tiled splashback, ceiling recess spotlights, double panel radiator, Upvc rear door, combi boiler in a cupboard and a double glazed unit to the rear with two openers.

First Floor Landing: 1.34M x 1.7M

Carpet flooring and ceiling recess spotlights.

Bedroom One: 3.71M x 3.87M

Carpet flooring, built in sliding wardrobes, dressing table and headstand, ceiling light, double panel radiator and two double glazed units, both with openers.

Bedroom Two: 3.65M x 2.47M

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

Bathroom: 2.18M x 1.61M

Three piece white bathroom suite, white bath with chrome mixer tap, chrome power shower, folding glass shower screen, loft hatch, white sink vanity unit with chrome mixer tap, white W.C. heated towel radiator, ceiling recess spotlights and a frosted double glazed unit with an opener, heated LED mirror

Rear Garden:

Flagged yard with composite fence panels, brick wall surround, wood storage and a timber rear gate.

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, iamsold Limited.

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

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