

# Property Details

5 Stone Street, Bolton,  
Lancashire, BL2 2DN

Guide Price **£80,000**



# Property Photos

5 Stone Street, Bolton, Lancashire, BL2 2DN



Creation Date  
**18/04/2023**

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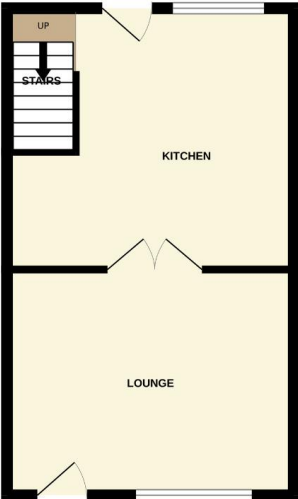
Creation Date

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# Property Floor Plans

5 Stone Street, Bolton, Lancashire, BL2 2DN

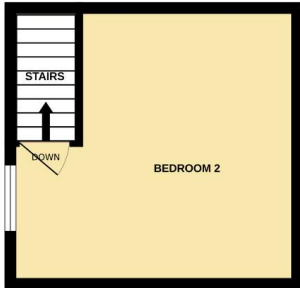
GROUND FLOOR



1ST FLOOR



2ND 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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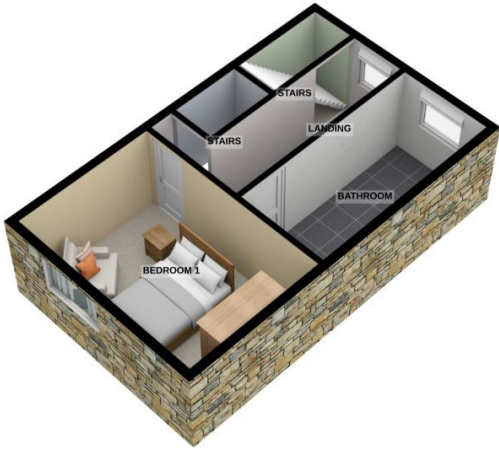
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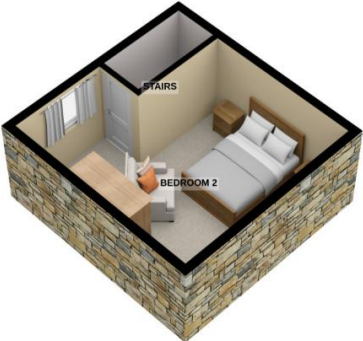
GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
199 sq.ft. (18.5 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. Made with Metropix © 2022

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# Property Info

5 Stone Street, Bolton, Lancashire, BL2 2DN

<b>Property Type</b>	<b>Property Style</b>
House	Terraced
<b>Bedrooms</b>	<b>Bathroom</b>
2	1
<b>Receptions</b>	<b>Tenure Type</b>
1	Leasehold
<b>Floor Area</b>	<b>Agency Type</b>
-	Sole
<b>Parking</b>	<b>Type</b>
Street Parking	Sales
<b>Price Qualifier</b>	<b>Price</b>
Guide Price	£80,000
<b>Land Size</b>	<b>Age of Property</b>
-	-
<b>Year Built</b>	<b>New Home</b>
-	No

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# Property Features

5 Stone Street, Bolton, Lancashire, BL2 2DN

## Feature 1

Auction Guide Price 80,000

## Feature 2

One Bedroom Plus Large Loft Room

## Feature 3

Perfect First Time Buyer Property

## Feature 4

Excellent Investment Opportunity As Would Rent For 600 Per Month

## Feature 5

Close To Excellent Schools

## Feature 6

Close To Local Amenities

## Feature 7

Walking Distance From Bolton Town Centre

## Feature 8

Close To Motorway Links To Manchester

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# Property Description

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## Stone Street, Bolton, Lancashire, BL2 2DN

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE 80,000 PLUS RESERVATION FEE\*\*\*

This 2 bedroom end-terraced house is a charming property with a cozy and comfortable feel. The house features a spacious living room, a well-equipped kitchen, and two good-sized bedrooms. The property benefits from ample natural light and a private garden. It is located in a desirable area, close to local amenities and transport links.

COUNCIL TAX: A

EPC: E

TENURE: LEASEHOLD

Front Garden:

Low level brick wall with wrought iron gate.

Lounge: 4.3M x 3.49M

Composite front door, carpet flooring, ceiling recess spotlights, gas fire and fireplace surround, double panel radiator, boiler thermostat on the wall and a double glazed unit with two openers.

Kitchen: 3.21M x 3.52M

White wooden kitchen with laminate worktops, stainless steel sink with drainer and chrome mixer tap, double panel radiator, double glazed unit with an opener, space for a freestanding gas cooker, plumbing for a washing machine and a space for a free standing fridge freezer.

First Floor Landing: 3.02M x 1.82M

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

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opener.

Bedroom One: 4.6M x 3.45M

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

Bathroom: 3.21M x 1.71M

Four piece bathroom suite, white bath with a chrome mixer tap, white W.C. white sink with chrome mixer tap, single panel radiator. single shower tray with an electric shower, fully tiled walls and flooring, ceiling spotlights and a frosted double glazed unit with an opener.

Bedroom Two: 2.55M x 3.55M

Carpet flooring, ceiling light, eaves storage, ceiling light and a double glazed fire escape opener.

Rear Yard:

Off road parking for a small vehicle, roller shutter, brick wall surround 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.

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).

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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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