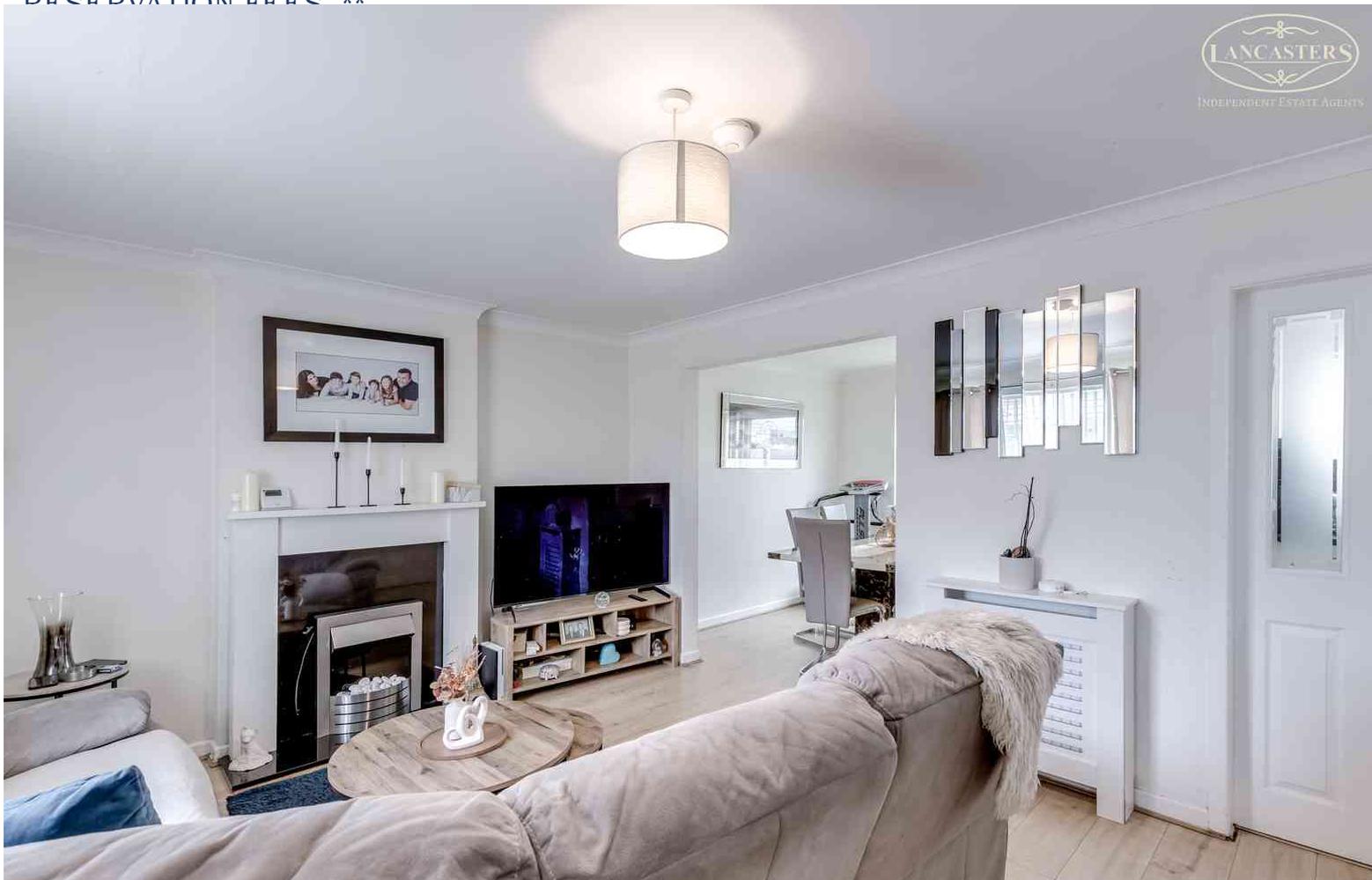




INDEPENDENT ESTATE AGENTS

2 Lower Makinson Fold, Horwich, Bolton, BL6 6PD  
**£220,000**  
FOR SALE

GREAT VALUE FOR A DETACHED HOME WITH LARGE DRIVE AND GARAGE. Three double bedrooms including large bathroom and benefiting from flexible living accommodation. Close to Chorley New Road and benefiting from the associated excellent transport links. Sizable driveway to front. \*\* FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £220,000 PLUS RESERVATION FEES \*\*



- FOR SALE BY MODERN AUCTION – T & C'S APPLY
- SUBJECT TO RESERVE PRICE
- GREAT VALUE FOR A DETACHED HOME WITH LARGE DRIVE AND GARAGE
- MIDDLEBROOK RETAIL DEVELOPMENT AROUND ONE MILE BY CAR
- GOOD ACCESS TO PRIMARY AND SECONDARY SCHOOLS

- 10% DEPOSIT PAYABLE
- BUYERS FEES APPLY
- THREE DOUBLE BEDROOMS
- ACCESS TO A NUMBER OF PRIMARY AND SECONDARY SCHOOLS WITHIN THE AREA
- PRIVATE LANDSCAPED TIERED REAR GARDEN WITH FENCING AND GATE

**Lancasters Independent Estate Agents**

104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

01204 697919

hello@lancasters.property

# 2 LOWER MAKINSON FOLD, HORWICH, BOLTON, BL6 6PD

An ideal family home with three double bedrooms and flexible living accommodation to the ground floor.

The property is well placed for access to a variety of nearby primary and secondary schools and is just a short distance from Chorley New Road meaning the home can take full advantage of the excellent transport infrastructure.

Our clients have recently replaced the kitchen and there's also a separate lounge and conservatory. New laminate flooring has been installed throughout and the whole house has been painted and decorated. The design includes three generous bedrooms when compared with some other similar homes and the family bathroom is also a good size.

## Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

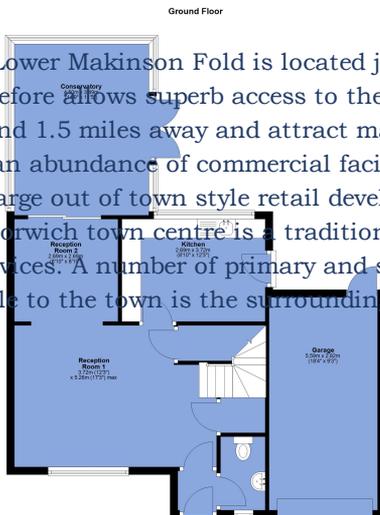
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The property is Freehold

Council Tax is Band D - £2,297.19

## THE AREA

Lower Makinson Fold is located just off Chorley New Road relatively close to the Beehive roundabout and therefore allows superb access to the motorway and train links. Horwich Parkway and Junction 6 of the M61 are around 1.5 miles away and attract many buyers looking for commutability towards Manchester and beyond. There is an abundance of commercial facilities within two different areas circa 1 mile and 1.5 miles away these are a large out of town style retail development with a great variety of shops services and leisure facilities whilst Horwich town centre is a traditional commercial centre and includes many independently owned shops and services. A number of primary and secondary schools serve the area and an important feature attracting many people to the town is the surrounding countryside. There is access towards pathways running through open fields under 1 mile away.



Total area: approx. 120.6 sq. metres (1298.7 sq. feet)



## ROOM DESCRIPTIONS

### Ground Floor

#### WC

3' 9" x 6' 2" (1.14m x 1.88m) WC. Hand basin.

#### Reception Room 1

12' 2" (max) x 17' 3" (max) (3.71m x 5.26m) Stairs to the first floor. Opening into reception room 2

#### Reception area 2

8' 9" x 8' 9" (2.67m x 2.67m)

#### Kitchen

12' 3" x 8' 9" (3.73m x 2.67m) Side exit door. L-shaped kitchen.

#### Conservatory

To the rear.

### First Floor

#### Landing

With loft access.

#### Bedroom 1

10' 0" x 8' 9" (3.05m x 2.67m) Front double.

#### Bedroom 2

12' 9" x 10' 0" (3.89m x 3.05m) Rear double.

#### Bedroom 3

11' 3" x 8' 9" (3.43m x 2.67m) Rear double.

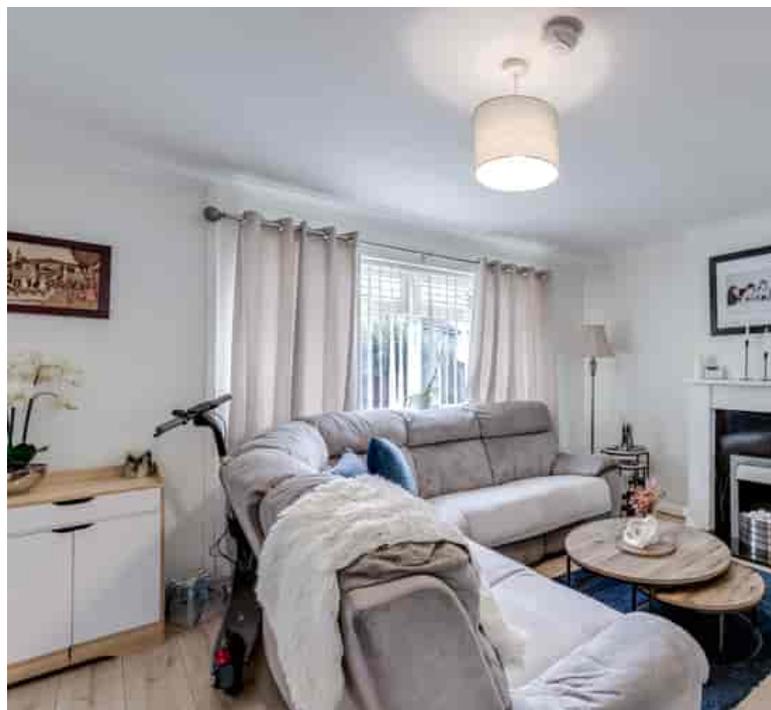
#### Bathroom

11' 1" x 5' 7" (3.38m x 1.70m) Window to the front. Bath. WC. Hand basin.

### Exterior

#### Rear Garden

Low maintenance style. Patio. Raised decking to the rear.

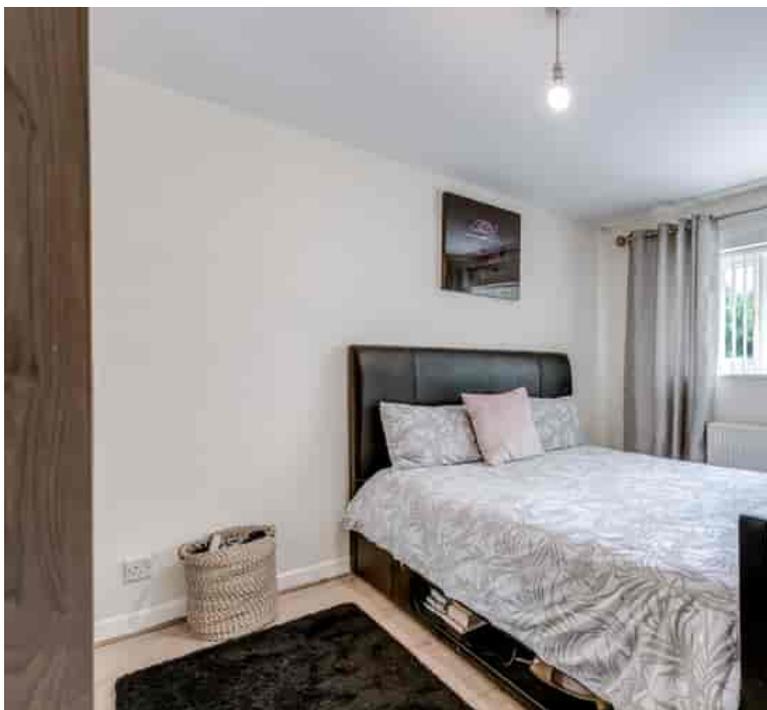
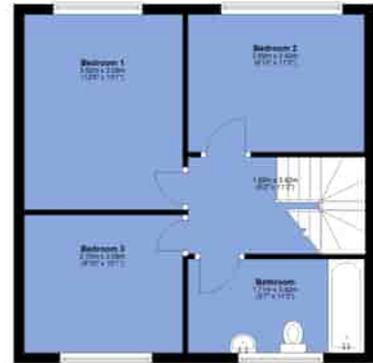


Ground Floor



Total area approx. 120.6 sq. metres (1298.7 sq. feet)

First Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	