



INDEPENDENT ESTATE AGENTS



## 78 Breeze Hill, Junction Road, Bolton, BL3 4NE

A special and rare opportunity to acquire one of the individual, prestigious homes positioned along this well-regarded road. 1930's detached set within a plot of 0.29 acres. Viewings strictly by appointment with the office

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- FANTASTIC POSSIBILITIES FOR FURTHER EXTENSION AND REDEVELOPMENT
- POTENTIAL TO CREATE GROUND FLOOR BEDROOMS SHOULD THIS BE DESIRED
- FOR SALE BY MODERN AUCTION – T & C'S APPLY
- 5 BEDROOMS AND THREE INDIVIDUAL RECEPTION ROOMS
- ARRAY OF PERIOD FEATURES HAVE BEEN RETAINED
- HIGH CEILINGS AND GENEROUS ROOM PROPORTIONS
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY

**£695,000**





# 78 BREEZE HILL, JUNCTION ROAD, BOLTON, BL3 4NE

Viewings strictly by appointment with the office

An individual detached residence positioned on this very popular and well-regarded road and in an area which has been generating speedy rates of sale.

Our client has owned the property for circa 40 years and has secured a purchase elsewhere, which is vacant, meaning the home is available with little or no onward chain.

The excellent wide and level plot is around 0.29 acres and currently hosts the wonderful dwelling together with substantial and well attended gardens, long driveway and detached garages. They will certainly be scope for extension and potentially for further development.

The accommodation includes three large reception rooms and separate dining kitchen and to the first floor there are five bedrooms and two bathrooms. The property has managed to retain a host of period features and also includes the characteristics of high ceilings and generous room proportions associated with this age of build.

All in all, we would expect strong levels of interest.

The property is Leasehold for a term of 999 years from 1st November 1922 subject to the payment of a yearly Ground Rent of £5.00

Council Tax is Band G - £3,765.84

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

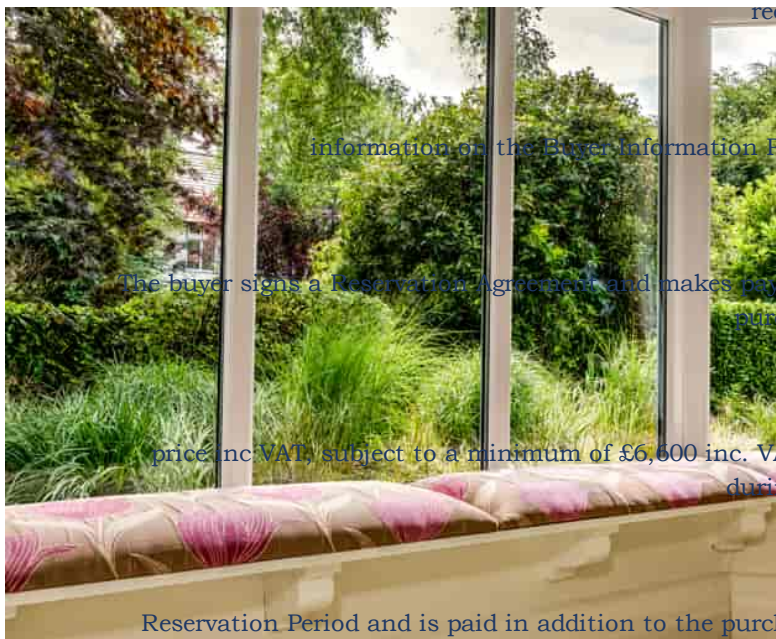
Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Porch

4' 3" x 6' 6" (1.30m x 1.98m) Original stained and leaded windows. Original tiled floor. Entrance door with side screen.

#### Hallway

19' 5" x 6' 9" extending to 15' 5" (5.92m x 2.06m extending to (4.70m) into the stairwell. Natural light. Stairs to first floor.

#### Ground Floor WC

Rear window. Hand basin in vanity unit. WC. Understairs storage.

#### Reception Room 1

15' 10" (max) x 18' 11" (max into the angled bay) (4.83m x 5.77m) To the front and looking into the garden. Gable window with bench seat. Feature fireplace. Ceiling height of 8' 11" (2.72m)

#### Reception Room 2

15' 11" x 17' 1" (into the angled bay) (4.85m x 5.21m) Runs parallel to reception room 1 to the front and looking into the garden. Gable window.

#### Reception Room 3

15' 3" (max to the alcove) x 13' 1" (max to the rear door) (4.65m x 3.99m) Large bifold door at the rear opening to the rear garden. Fitted storage to the alcoves.

#### Kitchen Breakfast Room

16' 10" x 11' 6" (5.13m x 3.51m) Distinct dining area. Wall and base units with plinth lighting. Rear window. Gable window. Space for gas AGA. Walk in pantry. 70/30 fridge freezer. Dishwasher.

#### Inner Hallway

8' 7" x 2' 9" (2.62m x 0.84m) Access to the garden.

### Utility

8' 6" x 8' 2" (2.59m x 2.49m) Rear window. Vaulted ceiling. Large original sink. Wall mounted gas boiler.

### First Floor

#### Landing

Large feature window. Substantial landing area. Original stained and leaded gable window.

#### Bedroom 1

16' 0" x 14' 11" (4.88m x 4.55m) Window to front. Gable window. Extensively fitted with bedroom furniture. Plumbed for fitted sink.

#### Bedroom 2

9' 5" x 12' 7" (2.87m x 3.84m) Window to the garden

#### En-Suite

8' 3" x 5' 3" (2.51m x 1.60m) Corner bath. Bidet. WC. Hand basin. Window. Fully tiled.

#### Bedroom 3

7' 9" x 14' 10" (2.36m x 4.52m) Plumbed for fitted sink. Looks to the garden.

#### Bedroom 4

7' 9" x 14' 11" (2.36m x 4.55m) Plumbed for fitted sink. Storage.

#### Shower Room

Large shower. WC. Hand basin. Fitted storage. Natural light through window plus a roof light area.

#### Bedroom 5

7' 4" x 9' 1" (2.24m x 2.77m)

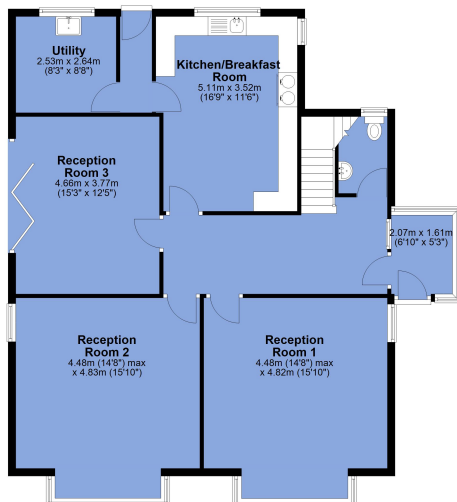
### Exterior

mature gardens, long drive and detached garage.



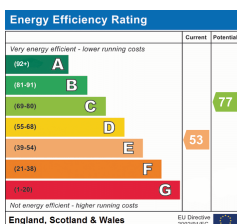
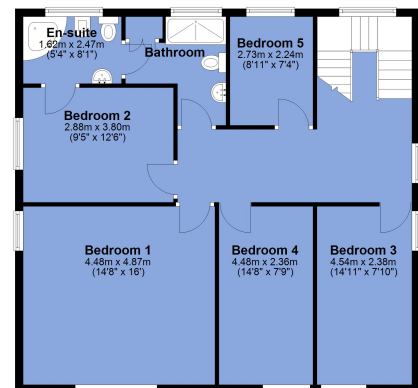


Ground Floor



Total area: approx. 206.0 sq. metres (2217.1 sq. feet)

First Floor



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