













Sunnyside, Hayward Avenue, Little Lever, Bolton, Lancashire, BL3

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***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. 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 a part of the chargeable consideration for the property in the calculation for stamp

Guide price £230,000



Tel: 01204 598979

GROUND FLOOR

Lounge

4.03m x 4.8m (13' 3" x 15' 9")

Kitchen / Dining Room

3.95m x 5.01m (13' 0" x 16' 5") Taken at longest lengths.

Bedroom One

3.27m x 3.3m (10' 9" x 10' 10")

Bedroom Two

2.6m x 2.9m (8' 6" x 9' 6")

Bedroom Three

2.6m x 3.35m (8' 6" x 11' 0")

Bathroom

2.18m x 2.3m (7' 2" x 7' 7")

Conservatory

3.7m x 4.86m (12' 2" x 15' 11")

ADDITIONAL INFORMATION

Tenure

TBC

Council Tax

Bolton, Band D, Approximately £2038.89 per annum

GROUND FLOOR 1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (1952 sq.ft.) opprex.

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