

2 Stirling Road, Bolton, Lancashire, BL1 6RQ

Guide price £110,000

***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 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 purple
property shop**

Tel: 01204 598979

Ground Floor

Lounge

3.8m x 4.49m (12' 6" x 14' 9")

Kitchen / Diner

4.9m x 3.3m (16' 1" x 10' 10")

First Floor

First Bedroom

3.9m x 4.58m (12' 10" x 15' 0")

Second Bedroom

2.6m x 3.3m (8' 6" x 10' 10")

Family Bathroom

2.1m x 2.3m (6' 11" x 7' 7")

Additional Information

Tenure

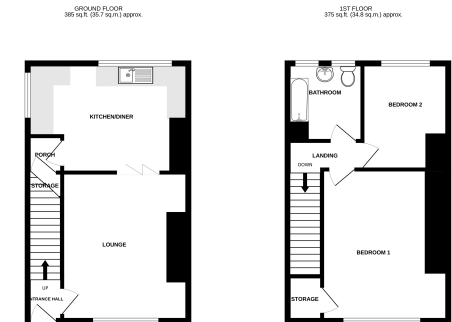
Leasehold

999 years from 1972

Ground rent: £12 per annum

Council Tax

Bolton / Band A / Approximately £1359.24 per annum



TOTAL FLOOR AREA: 761 sq. ft. (70.5 sq. m) approx.
We provide floor plans for information only. They are not intended to be used as a basis for any legal or financial transaction. They are not intended to be used as a basis for any legal or financial transaction. They are not intended to be used as a basis for any legal or financial transaction.

