



2 Gresham Street, Bolton, Lancashire, BL1 8PS

Guide price £75,000

***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 buyer's 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

Entrance Vestibule

Lounge

3.88m x 3.75m (12' 9" x 12' 4")

Kitchen

3.88m x 2.66m (12' 9" x 8' 9")

First Floor

Bedroom One

3.88m x 2.91m (12' 9" x 9' 7")

Bedroom Two

2.66m x 1.52m (8' 9" x 5' 0")

Bathroom

2.64m x 1.29m (8' 8" x 4' 3")

Additional Information

Council Tax

Bolton / Band A / Approximately £1359.24 per annum

Tenure

Freehold