

8 Bensey Rise, Horwich, Bolton, BL6 5GU



Auction Guide £225,000

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 buyer 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.

Three bedroom extended detached property, situated in a quiet cul-de-sac in a very popular location close to local schools, shops, no chain vacant possession, and great road and rail links making commute to Manchester or Preston very convenient. This extended property benefits from double glazing, gas central heating, office space and garage. This spacious home is highly recommended to appreciate the size the location and the condition of this superb family home.

- Extended Detached Property
- Driveway With Electric Charging Point
- Garden Front And Rear
- Office Room
- Council Tax Band C
- Potential Monthly Rent £1,300
- Garage
- En-Suite To Master
- Awaiting Rating C
- Vacant Possession No Chain



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This spacious three bedroom detached home is located in a quiet Cul-De-Sac in a very popular residential location. Close to local primary and secondary schools, local amenities and great transport links both road and rail making commute to Manchester or Preston very convenient, vacant possession, The property comprises:- Entrance porch, WC, lounge, kitchen, dining room, home office, garage. To the first floor there are three bedroom and a family bathroom with the master having an En-Suite. This property also benefits from being garden fronted, driveway for off road parking, large garden space to rear fully enclosed with dining area, and garden shed with lighting and power. Fully double glazed with gas central heating. multi camera Cctv and fully alarmed. Viewing this property is recommended to appreciate the size, condition and all that is on offer.

Entrance Porch

Radiator, Rock entrance door.

WC

Storage cupboard, uPVC frosted double glazed window to front, two piece suite comprising WC and vanity wash hand basin with storage under and tiled splashback, radiator.

Lounge 15'9" x 10'0" (4.80m x 3.05m)

UPVC double glazed window to front, uPVC double glazed window to side, log effect electric fire set in feature wooden surround, double radiator,

Dining Room 15'1" x 8'8" (4.59m x 2.64m)

Two uPVC double glazed windows to side, uPVC double glazed window to rear, skylight, double glazed skylight, uPVC double glazed entrance double door to side,



Kitchen 15'9" x 16'3" (4.80m x 4.95m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink with mixer tap, space for fridge/freezer, dishwasher, automatic washing machine and tumble dryer, eye level electric fan assisted oven, built-in four ring electric gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, radiator, stairs, uPVC rock entrance door to rear,

Office 5'10" x 8'11" (1.77m x 2.72m)**Garage**

Remote-controlled metal up and over roller door, door to:

Landing

UPVC double glazed window to rear,

Bedroom 1 8'6" x 12'10" (2.58m x 3.92m)

UPVC double glazed window to front, double radiator, and fitted wardrobes,

En-suite**Bedroom 2 10'10" x 10'0" (3.31m x 3.05m)**

UPVC double glazed window to front, fitted wardrobes, radiator, :

Bedroom 3 6'5" x 7'1" (1.96m x 2.16m)

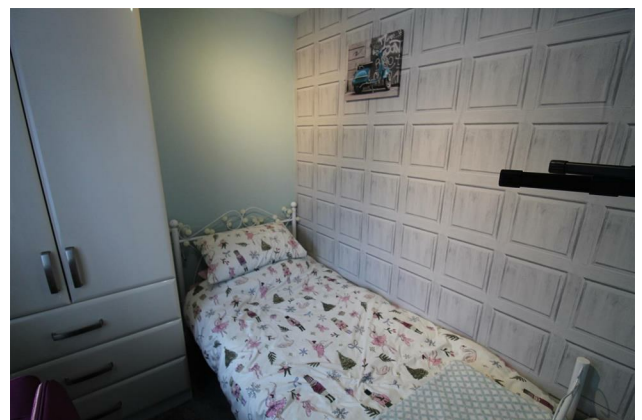
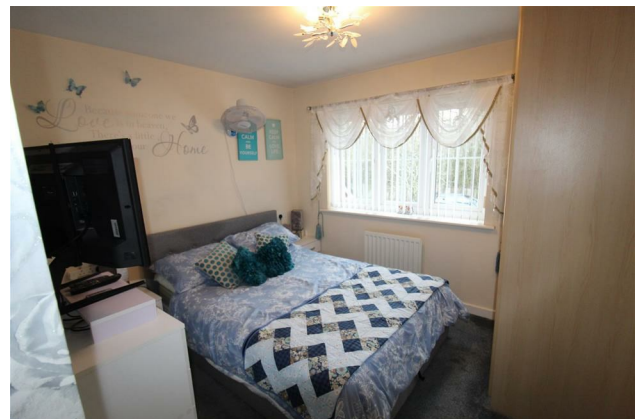
UPVC double glazed window to rear, fitted wardrobes, radiator,

Outside Front

Garden and driveway with electric charging point.

Outside Rear

Enclosed garden with patio dining area garden shed with power and lighting.



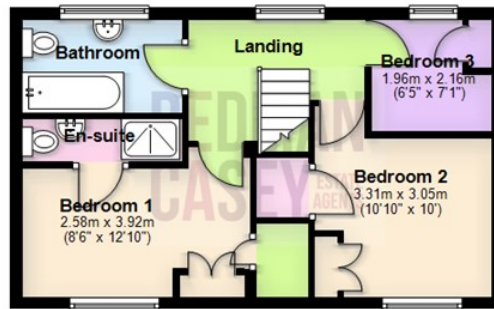
Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 104.2 sq. metres (1121.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

