



35 Lilly Street, Bolton, BL1 3AU

By auction £100,000



RE/MAX

OPTICS



**RE/MAX**  
North

By auction £100,000

# 35 Lilly Street

Bolton, BL1 3AU

- Two-bedroom end-terrace home
- Excellent transport links and local amenities
- Double glazing and gas central heating
- Under 1 mile to Bolton town centre
- Attractive prospect for investors or owner-occupiers
- Sale via Modern Method of Auction

RE/MAX North is pleased to present this two-bedroom end-terrace home on Lilly Street, ideally located just under a mile from Bolton town centre. This property is offered for sale via the Modern Method of Auction, presenting a fantastic opportunity for investors and owner-occupiers alike.

The home offers a traditional layout and benefits from double glazing and gas central heating throughout. The internal accommodation comprises a spacious lounge, kitchen, bathroom, and two well-proportioned bedrooms.

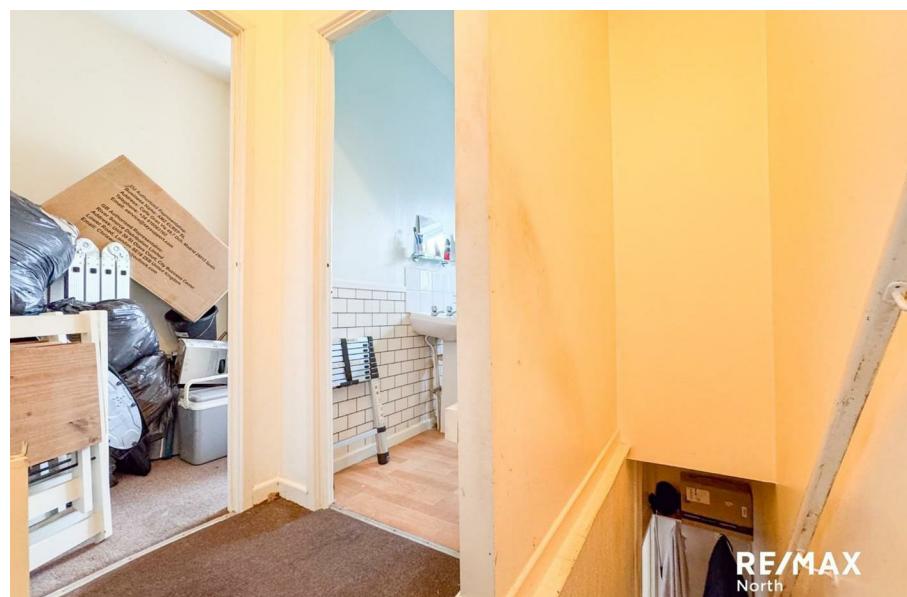
Located within easy reach of Bolton's shops, cafes, transport links, and university campus, the property is positioned in a high-demand rental area, making it equally suited to buy-to-let investors or first-time buyers looking to add value.

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 winning bidder 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 4.5% 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.

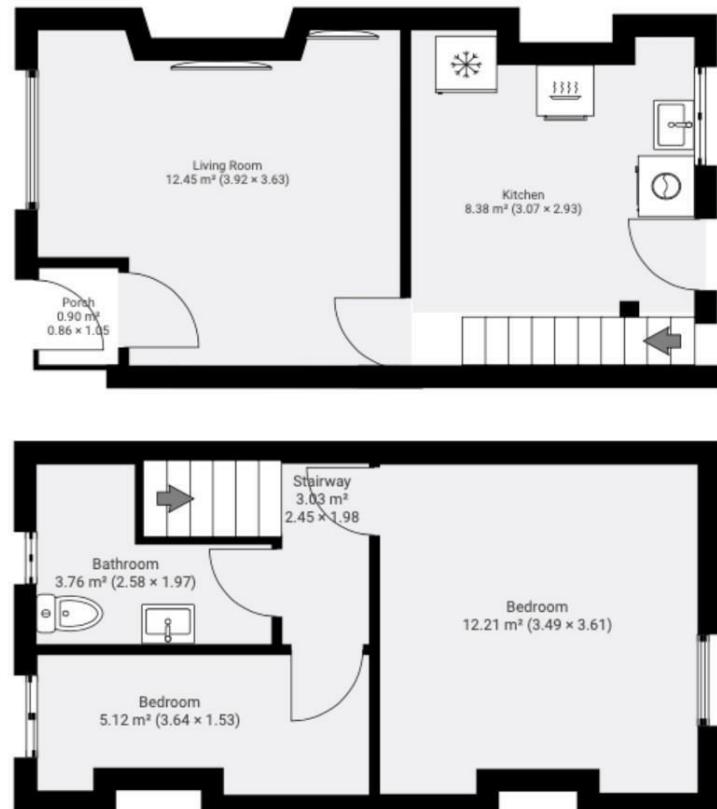






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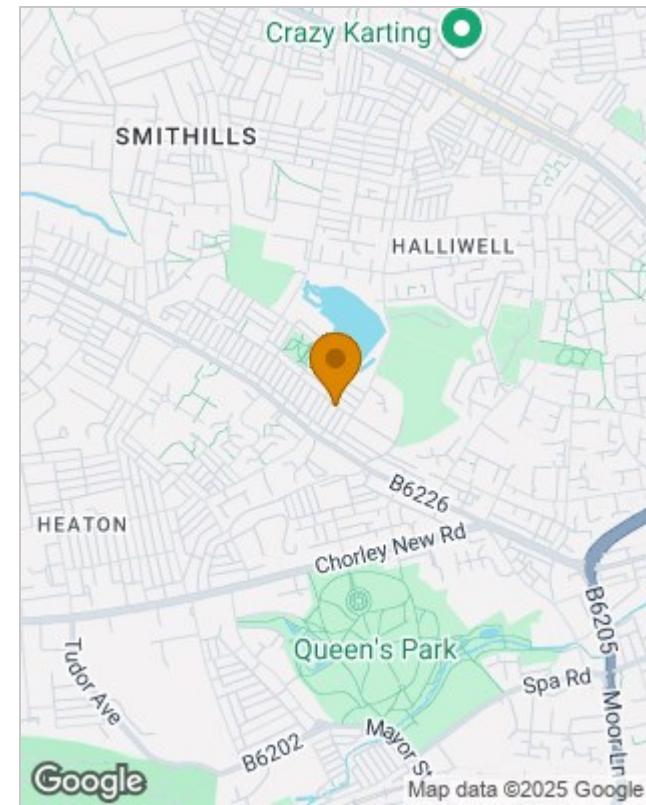
## Floor Plans



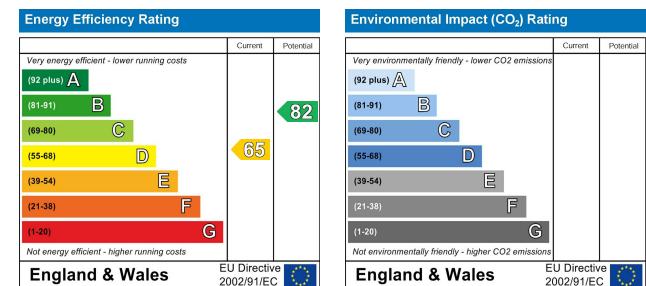
Approximate total area: 570 sq. ft

This floorplan is for illustrative purposes only and is not to scale. While every effort has been made to ensure accuracy, the measurements, layout, and fixtures depicted are approximate and may not represent the exact dimensions or specifications of the property. Buyers are advised to independently verify all information and dimensions before making any decisions.

## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX North Sales Office on +44 (0) 1618 040807 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.