



**RE/MAX**  
North



20 Castle Street, Bolton, BL2 1AA

By auction £105,000





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# 20 Castle Street

Bolton, BL2 1AA

- FOR SALE BY MODERN METHOD OF AUCTION
- Spacious Living spaces
- Convenient location
- Easy access to public transport
- Viewings essential
- Large outdoor space

Nestled on the charming Castle Street in Bolton, this delightful end terrace house offers a perfect blend of comfort and modern living. The property features a well-appointed reception room that serves as an ideal space for relaxation or entertaining guests. With two spacious bedrooms, this home is perfect for small families, couples, or individuals seeking extra space for a home office or guest room. The bathroom is thoughtfully designed, providing a serene environment for your daily routines.

Castle Street is conveniently located, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those who value both convenience and community. This property presents a wonderful opportunity for anyone looking to settle in a vibrant area of Bolton.

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

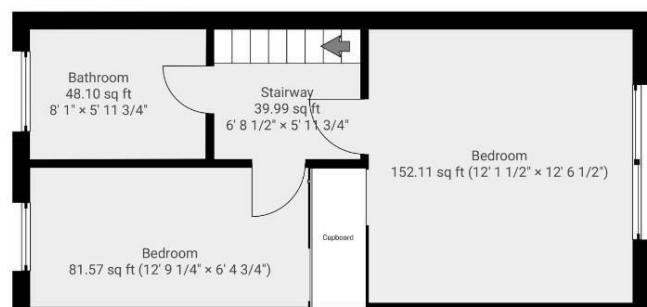
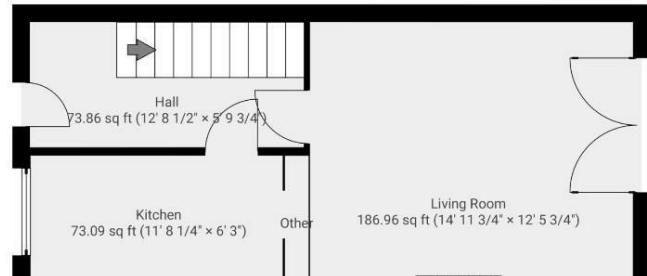






## Floor Plans

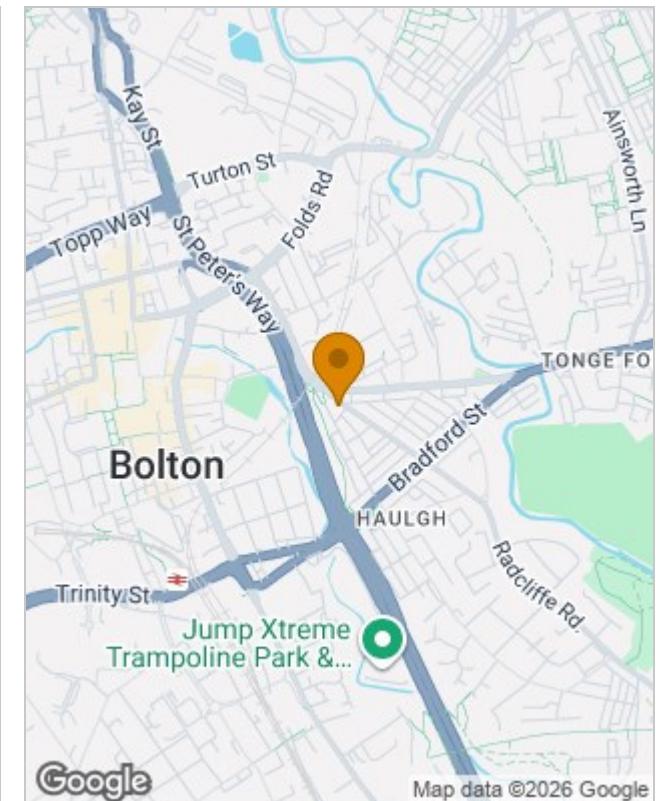
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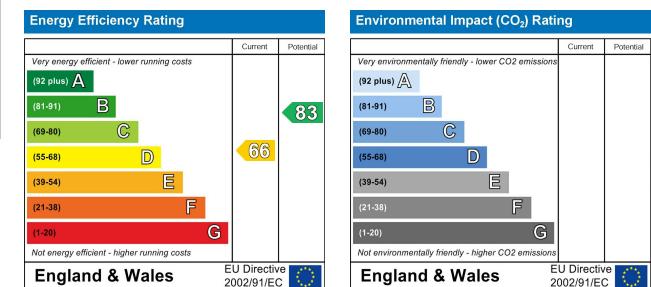
Approximate total area: 690 sq. ft

This floor plan 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.