



By Auction £185,000

***FOR SALE BY METHOD OF AUCTION*FIVE BEDROOMS* *NO CHAIN* *DETACHED* *FLEXIBLE LIVING ACCOMMODATION* *GARAGE* *GARDEN*
AMPLE PARKING *FAMILY HOME* *QUIET CUL-DE-SAC***

For sale by modern method of auction via Advanced Property Auction
Starting bid: £185,000.

Townend Estate Agents offer for sale BY AUCTION this five bedroom detached property. Located on a quiet cul-de-sac in a popular residential area. Close to a variety of amenities at Bolton Outlands, and just a short drive from the city centre. Offering flexible living accommodation, the discerning viewer could utilise the space as multiple reception rooms or bedrooms depending on their requirements. Benefiting from a large garage, driveway parking and gardens. The property comprises briefly: Entrance, Lounge, Kitchen, Utility, Cloaks W/C. Five bedrooms, master en-suite and family bathroom. Integral garage, driveway parking and garden.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Rose Mount, BD2

Approximate Gross Internal Area = 152.2 sq m / 1638 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131018)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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