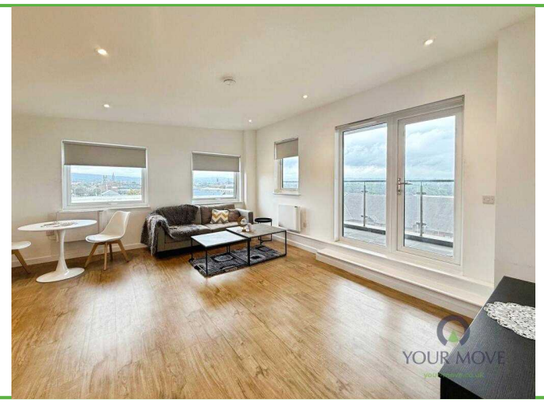








78 Lincoln House, Nelson Street,
Bolton, Greater Manchester, BL3

Guide Price: £85,500

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

78 Lincoln House, Nelson Street, Bolton, Greater Manchester, BL3

Guide Price: £85,500 Tenure: Leasehold

Council Tax Band: A
EPC Rating: D
Local Authority: Bolton Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

EPC - D
LEASEHOLD

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price...

Tenure
LEASEHOLD

SD: 27/09/2022
ED: 01/01/2272
YR: 245
Ground rent: £67.50 every 6 months
Service charge: £127.00 per month

Council Tax
Band A

Living Room/Kitchen
18'7" x 17'6" (5.66m x 5.33m)
A multi-purpose living and dining space which also holds the kitchen. The kitchen is compromised of fitted units which includes a sink, an electric hob and cooker. There is also an electric radiator and access to the balcony.

Bedroom
8'8" x 10'7" (2.64m x 3.23m)
This bedroom is a double room and it is carpeted. It has a UPVC double-glazed window and an electric radiator.

Bathroom
5'11" x 7'5" (1.8m x 2.26m)
A modern three piece bathroom which boasts a bath with a shower fitting, a toilet and a sink.

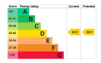
Utility Room
The utility room is a perfect space for white goods and other storage.

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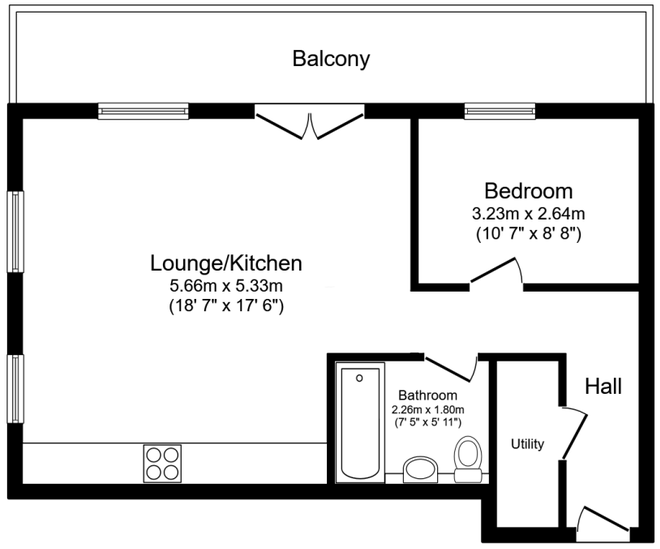
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan

Total floor area: 49.3 sq.m. (530 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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