

**21 Gooch Street, Horwich, Bolton, BL6 5NU**



## **Auction Guide £70,000**

Two bedroom terrace requiring a full update, offering spacious accommodation and ideally located for access to local shops, schools and transport links makes this a great first purchase or buy to let investment. Viewing is essential to appreciate the works required.

- Two Bedroom Mid Terrace
- Dining Kitchen Area
- Ideally Located
- EPC Rating TBC
- Lounge
- In Need of Full Renovation
- Great First Purchase or Buy To Let Investment
- Council Tax Band A



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.

Two bed mid terraced property located within easy access of local amenities, shops, schools and transport networks. The property offers spacious accommodation which comprises : Lounge, dining kitchen area. two bedrooms and bathroom. Outside there is a small front garden and to the rear an enclosed yard. Please note that the property has been stripped completely and will require a full internal renovation.

**Lounge 13'1" x 12'8" (3.98m x 3.86m)**

UPVC double glazed window to front, entrance door, door to:

**Kitchen 11'5" x 12'8" (3.49m x 3.86m)**

UPVC double glazed window to rear, stairs to first floor landing, uPVC door to rear.

**Landing 4'2" x 2'7" (1.26m x 0.80m)**

Door to:

**Bedroom 1 10'2" x 12'8" (3.11m x 3.86m)**

UPVC double glazed window to front.

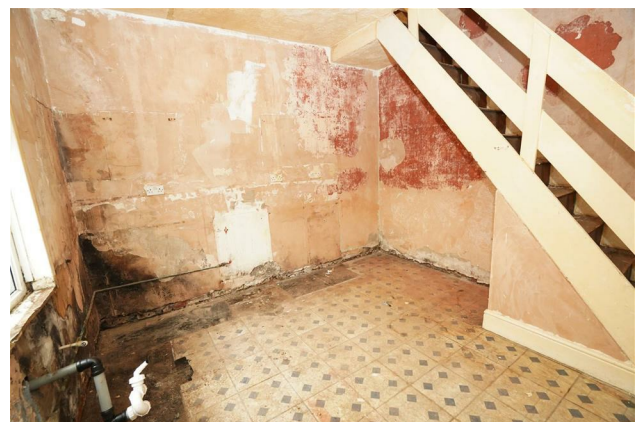
**Bedroom 2 8'7" x 8'6" (2.62m x 2.58m)**

UPVC double glazed window to rear, open plan to built in over stairs storage cupboard,

**Bathroom 11'3" x 3'10" (3.44m x 1.18m)**

UPVC frosted double glazed window to rear.

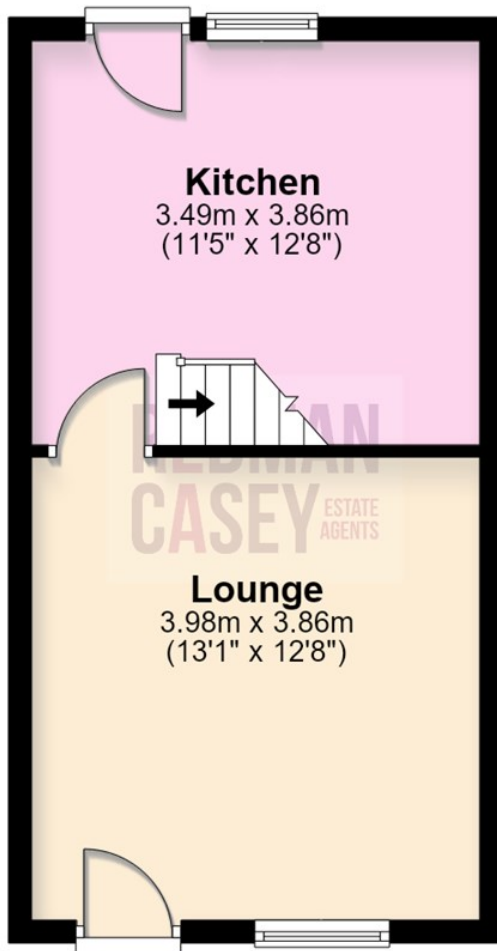
**Outside**





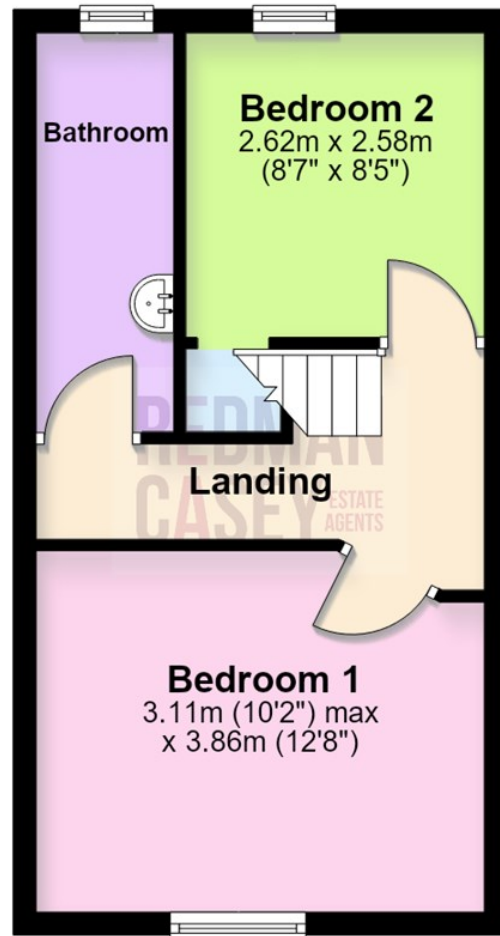
## Ground Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 sq. feet)

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

