



4 Codale Drive, Bolton

£300,000 Freehold

Fully refurbished four bedroom semi detached property • Brand new graphite kitchen with integrated Neff appliances and granite worksurfaces • Brand new bathroom suite, en-suite and downstairs W.C. • Brand new flooring throughout • Utility room • Bi-fold doors in the kitchen which leads to the rear garden • Brand new composite decking to create an immediate patio with pergola • Stunning rear garden with bespoke fencing and multi-level landscaped garden • Primary bedroom with en-suite • Media wall created in the snug

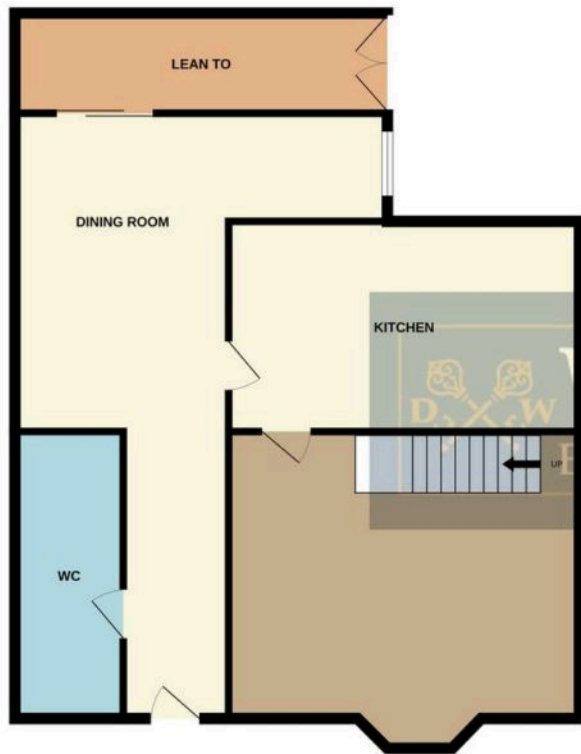




Outside, the property continues to impress with a block-paved driveway providing parking for up to three vehicles and a vast new lawned area enclosed by brand new fence panels. The rear garden is a true gem, with a three-tiered design that includes brand new composite decking, a charming pergola, and steps crafted from York stone and railway sleepers leading to the lush lawned area. Bespoke fencing surrounds the garden, while outside lighting, electric sockets, and a York stone patio on the top tier make this space perfect for entertaining or relaxing. The block-paved driveway adds further convenience and enhances the property's kerb appeal.

This home offers a perfect blend of indoor luxury and outdoor charm, making it an ideal retreat for those seeking a stylish and comfortable living environment.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.