



18 Hooton Street, Bolton

£135,000 Leasehold

Two double bedrooms plus loft room • Beautiful navy blue kitchen with integrated appliances • Three piece bathroom with chrome power shower over the bath • Worcester combi boiler • Low maintenance rear garden • Close to local mosques • Asda is two minutes walking distance • Great schools in the local area, both primary and secondary • Close to Bolton Town centre

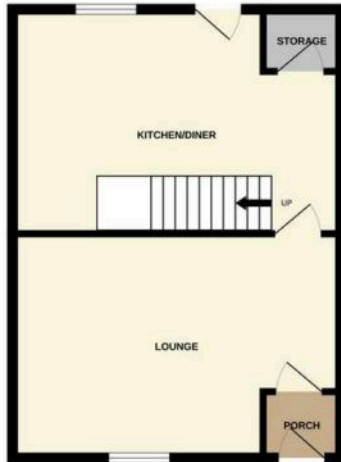




This charming 2-bedroom terraced house offers a perfect blend of modern comfort and traditional elegance. The property boasts two double bedrooms, as well as a loft room that can be converted into a study, playroom, or additional guest space. The heart of the home is the stunning navy blue kitchen, complete with sleek integrated appliances, providing a stylish and functional space for cooking and entertaining. The three-piece bathroom features a chrome power shower over the bath, offering a luxurious retreat after a long day.

In addition to its interior features, this property offers practical amenities such as a Worcester combi boiler, ensuring efficient heating and hot water supply. The low maintenance rear garden provides a peaceful outdoor oasis, ideal for al fresco dining or simply unwinding in the fresh air. Situated in a convenient location, this home is close to local mosques, with Asda just a two-minute walk away, offering convenience for daily errands. Families will appreciate the proximity to excellent schools, both primary and secondary, while Bolton Town centre is within easy reach for shopping, dining, and entertainment options.

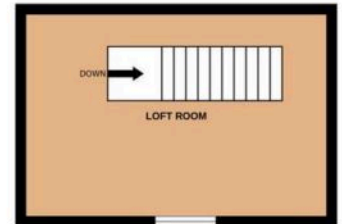
GROUND FLOOR



1ST FLOOR

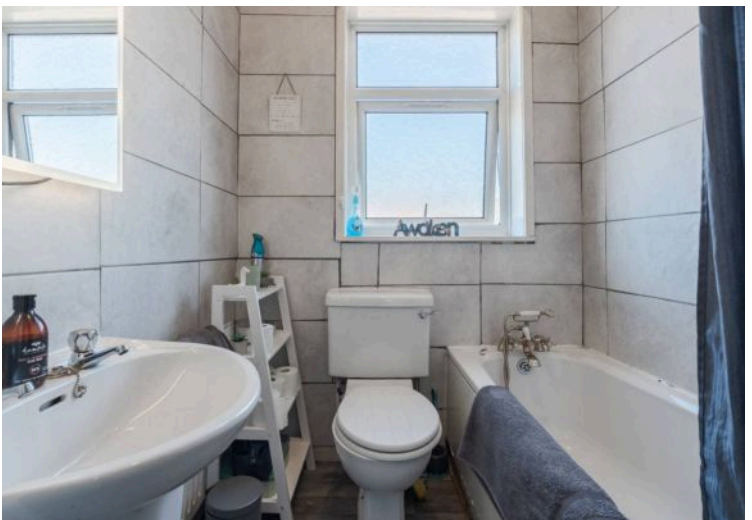


2ND FLOOR



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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Outside, the property features a small flagged front yard, enclosed by a low-level brick wall and wrought iron gate, adding to the character and kerb appeal of the home. The fully flagged rear garden is a private sanctuary, surrounded by fence panels and a brick wall, providing a secure space for children to play or for outdoor gatherings. Practical amenities include an outside hosepipe connection for easy gardening maintenance, as well as a timber rear gate for added security and convenience. Whether enjoying a morning coffee in the front yard or hosting a barbeque in the rear garden, this property offers versatile outdoor spaces to suit every lifestyle. Don't miss the opportunity to make this delightful terraced house your new home!

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.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.