

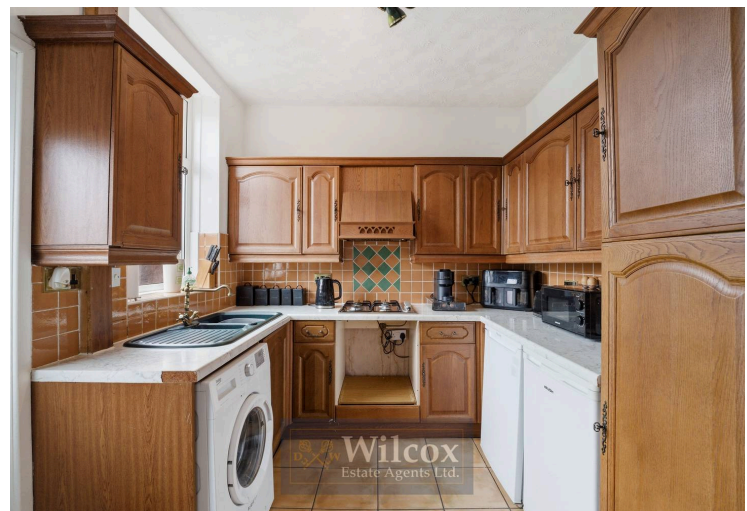
23 Darwin Street, Bolton

£90,000 Leasehold

Auction guide price of £90,000 plus reservation fee • Two bedroom mid terrace property • Two double bedrooms • In need of some modernisation • Off road parking to rear • Walking distance to excellent schools both primary and secondary • Close to local mosques • Excellent investment opportunity • Perfect first time buyer property • Walking distance to local amenities

 **Wilcox**
Estate Agents Ltd.





Offered to the market with an auction guide price of £90,000 plus reservation fee, this two bedroom mid terrace property presents an excellent investment opportunity or an ideal purchase for first time buyers. The home is situated within walking distance of a range of local amenities, including shops, cafes and convenient transport links. Families will appreciate the proximity to both excellent primary and secondary schools, while those seeking places of worship will find local mosques just a short stroll away.

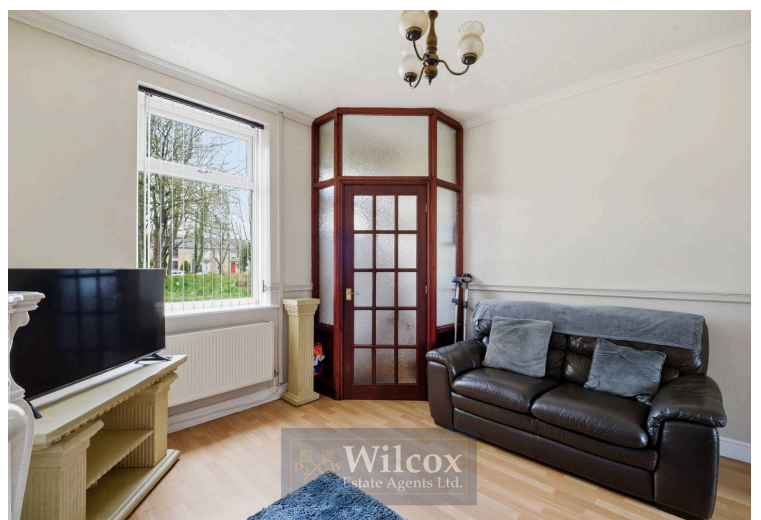
The interior features two generously sized double bedrooms, providing ample space for comfortable living. While the property is in need of some modernisation, it offers significant potential for buyers to add their own personal touch and create a stylish, contemporary home. The layout is practical and well-proportioned, with bright and airy rooms throughout, making this an attractive option for a variety of purchasers.

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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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £90,000 PLUS RESERVATION FEE

Offered to the market with an auction guide price of £90,000 plus reservation fee, this two bedroom mid terrace property presents an excellent investment opportunity or an ideal purchase for first time buyers. The home is situated within walking distance of a range of local amenities, including shops, cafes and convenient transport links. Families will appreciate the proximity to both excellent primary and secondary schools, while those seeking places of worship will find local mosques just a short stroll away. The interior features two generously sized double bedrooms, providing ample space for comfortable living. While the property is in need of some modernisation, it offers significant potential for buyers to add their own personal touch and create a stylish, contemporary home. The layout is practical and well-proportioned, with bright and airy rooms throughout, making this an attractive option for a variety of purchasers.

Externally, the property boasts a fully flagged rear yard, offering low maintenance outdoor space that can be enjoyed year round. The rear yard is accessed via an up and over door, providing secure off road parking for one vehicle (a valuable asset in this popular residential area). This versatile space could also be used for outdoor seating, entertaining guests or as additional storage if required. The combination of private parking and a functional outdoor area further enhances the appeal of this property, making it a standout choice for buyers looking for convenience and practicality. With its excellent location, scope for improvement and the added benefit of off road parking, this property is not to be missed. Early viewing is highly recommended to fully appreciate the potential on offer.

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.