



Meadow Walk

Farnworth

Miller Metcalfe
Every step of the way

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Farnworth

Semi Detached  2  1 EPC Rating - C

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION, STARTING BID AT £130,000 PLUS RESERVATION FEES

TWO BEDROOM SEMI DETACHEDDESIRABLE LOCATION***REAR GARDENS***DRIVEWAY***CUL DE SAC LOCATION***

These two bedrooms semi-detached is being welcomed to the Market just off Highfield Road, Farnworth situated in a cul de sac location.

The property briefly comprises, Entrance hall with stairs to the first floor and access into the Kitchen/diner and lounge to the rear with patio doors leading into the garden. Rising to the first floor there are two double good-sized bedrooms and family bathroom. Externally there is a driveway to the front and access to the rear garden.

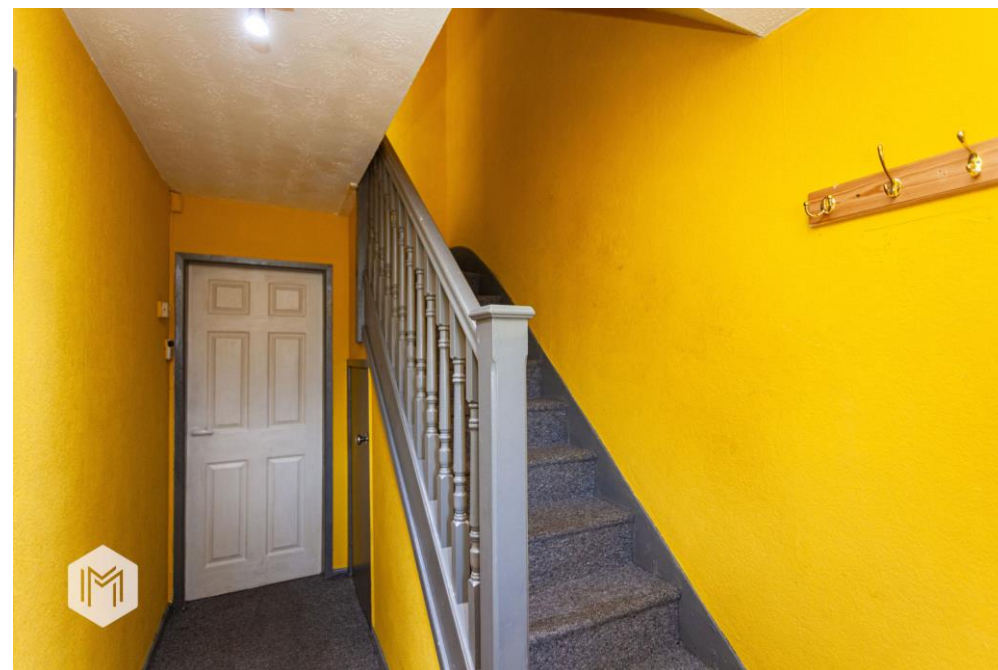
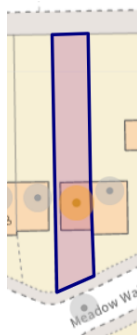
Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

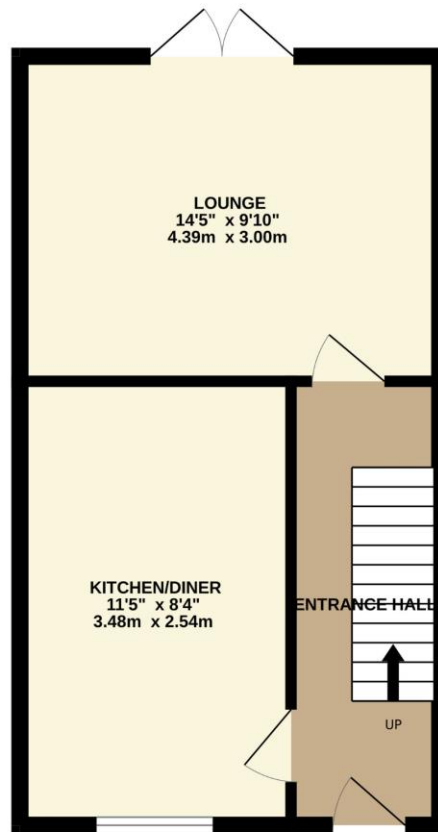
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

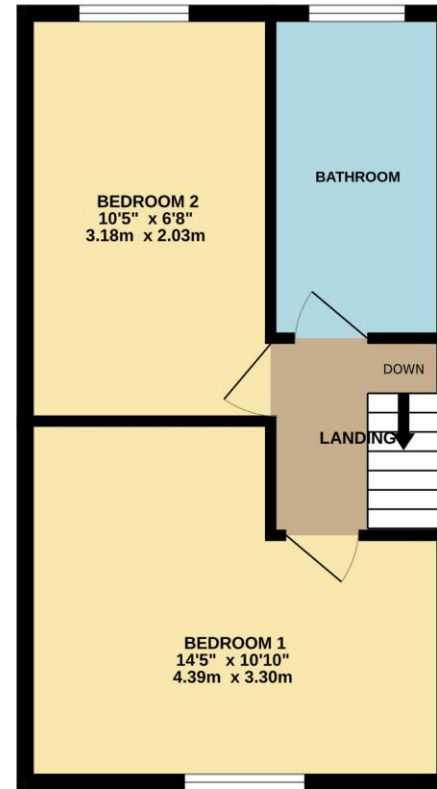
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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