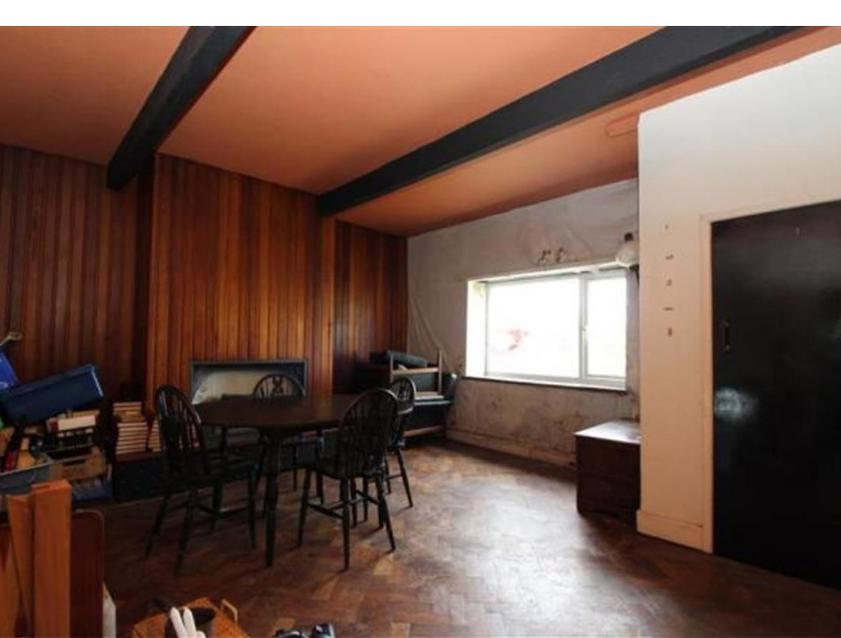


**£150,000**

Waterfall Terrace, Belmont,  
Bolton BL7



- **\*\*BEING SOLD BY AUCTION HOUSE NORTH WEST\*\***
- **Online Auction 19th - 21st July 2022**
- **Fantastic Three Bedroom Terraced Cottage**
- **Please call Auction House North West**
- **on 01772 772450 to arrange a viewing..**



## Three Bedroom Terraced Cottage Online Auction 19th - 21st July 2022

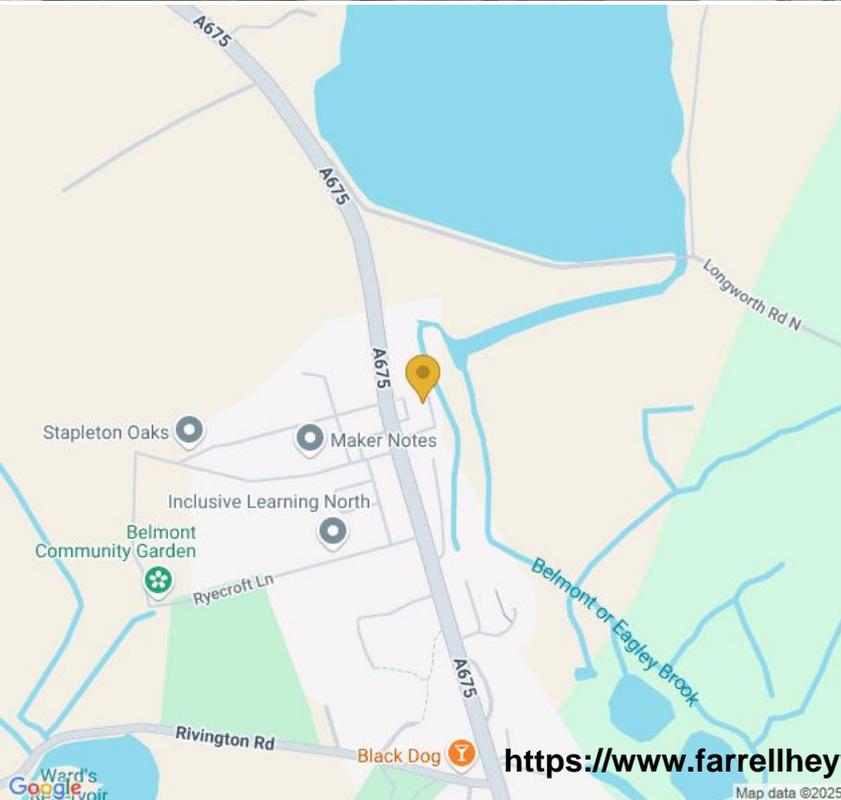
Unique three bedroom cottage in desirable location with stunning views. The property comprises of porch, living room, dining room, kitchen and utility/wc on the ground floor. There is access to a three room basement from the kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is a courtyard.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

Please refer to legal pack for additional fees and the auction Information document for guidance prior to bidding.

Tenure: Leasehold  
Leasehold information: Terms: 999 years from 10th January 1841  
Current Ground Rent: TBC

Council Tax: Band D



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

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