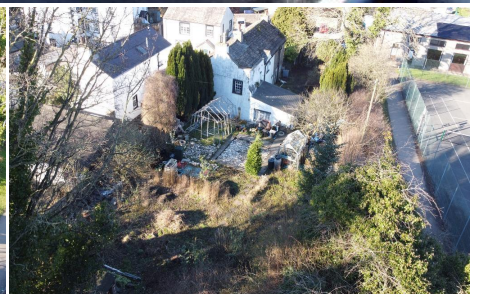


3 Bedroom Cottage for Sale - £260,000

Packet Lane, Bolton Le Sands, LA5 8DW



KEY FEATURES

- For Sale By Online Auction - T&C's Apply
- Attention To All Investors
- Two Cottages And Plot Of Land
- Popular Residential Area
- Great Investment Opportunity
- Off Road Parking To The Front
- Grade Two Listed
- Rear Garden And Large Side Garden
- Viewings Are Highly Recommended

Description

We are delighted to offer two stone built cottages and a large plot of land for auction, within the beautiful village of Bolton Le Sands. These two cottages would be ideal for a holiday lets, for the Eden project. Or the cottages would make a good return in the letting market, or could be sold on as individual cottages.

The whole plot features a one bedroom and two bedroom cottage with original features. Including stone fireplace and wooden beams to the ceiling. Plot 6 features; vestibule, two reception rooms and large kitchen. To the first floor are two bedrooms and separate bathroom. Plot 7 features; lounge, kitchen, one bedroom, two store rooms and bathroom. Externally the plots feature off road parking to the front and access to the rear garden with paved patio and raised flower bed. Large garden to the side, making an ideal addition to the larger cottage, or could be used for future potential.

This property is being sold subject to unconditional reservation fee auction terms and conditions. Please read out terms and conditions.

Ground Floor

Vestibule - Wooden entrance doorway. Door leading to-

Lounge - 16' 11" x 17' 3" (5.17m x 5.26m) (into recess) Single glazed window to the front and two single glazed windows to the rear aspect. Stone wall to the side with open fireplace. Feature wooden beams to the ceiling.

Dining Room - 11' 6" x 16' 3" (3.52m x 4.97m) Single glazed window to the front aspect. Stone fireplace. Wooden beams to the ceiling. Stairs leading to the first floor landing. Door leading to-

Kitchen - 11' 8" x 11' 2" (3.58m x 3.42m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a sink unit. Electric oven, four ring electric hob and extractor fan. Two single glazed windows to the side aspect. Space for a fridge freezer. Double radiator. Door leading to the rear garden.

First Floor

First Floor Landing - Single glazed window to the rear aspect. Double radiator.

Master Bedroom - 13' 6" x 17' 6" (4.13m x 5.35m) Single glazed window to the front and rear aspect. Double radiator. Wooden beam to the ceiling and access to the loft.

Bedroom Two - 9' 1" x 9' 3" (2.77m x 2.82m) Single glazed



window to the front and side aspect. Fitted wardrobe.
Double radiator.

Bathroom - 6' 5" x 7' 4" (1.98m x 2.26m) Three piece suite comprising; bath, wash hand basin and low level WC. Single glazed window to the side aspect. Radiator.

7 Packet Lane -

Vestibule - Wooden entrance doorway. Door leading to-

Lounge - 10' 7" x 14' 10" (3.24m x 4.54m) (max)
Single glazed window to the front aspect. Fireplace. Door leading to-

Kitchen - 4' 6" x 12' 5" (1.39m x 3.81m) Large sink and single glazed window to the rear aspect. Door leading to the rear garden. Stairs to the first floor landing.

First Floor Landing - Single glazed window to the rear aspect.

Master Bedroom - 10' 11" x 12' 6" (3.34m x 3.82m) (into recess)
Single glazed window to the front and side aspect.

Store Room One - 4' 6" x 11' 1" (1.39m x 3.39m) Located next to storage room two. Maybe a possibility to make a second bedroom (subject to planning).

Store Room Two - 11' 7" x 3' 6" (3.54m x 1.07m) Single glazed window to the front aspect.

Bathroom - Three piece suite comprising; bath, wash hand basin and low level WC. Single glazed window to the rear and side aspect. Fitted storage cupboards.

Exterior

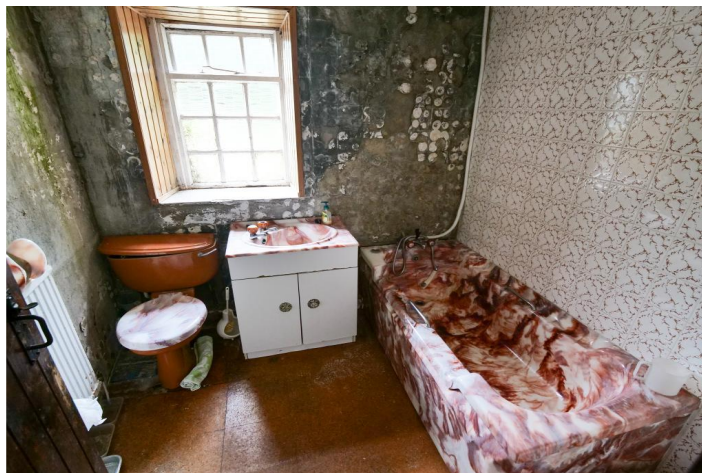
External - Large parking space to the front of the two properties and pathway to the side leading to the rear garden.
Paved patio area to the rear and raised flower bed with mature plants and shrubs. Two former outside WC, wooden storage unit and raised flower bed.

Large garden to the side of the property with fruit trees, vegetable plot and greenhouse. Would make a sizable plot for a dwelling, subject to planning.

Auction Conditions - This property is being sold subject to unconditional reservation fee auction terms and conditions.

Timescale - Contracts will exchange immediately. There are 28 days in which to complete the purchase.

Legal Pack - A legal pack is available to download. Special



conditions may apply.

We strongly recommend buyers familiarise themselves with the legal pack prior to bidding.

Deposit - To secure the purchase a buyer will pay a deposit of 5% which contributes towards the overall purchase price of the property.

The deposit is non-refundable.

Buyer Fees - This property is sold subject to a non-refundable reservation fee of 5% + VAT to a minimum of £5,000 + VAT (£6,000 inc VAT) This does not form part of the purchase price.

A reservation fee is payable by the buyer where a seller has opted to sell with no fees. As a result, a lower reserve price is usually agreed on lots where a reservation fee is applicable.

ONLINE AUCTION NOTICE - I hereby acknowledge and confirm the following:

My bid may be accepted by the seller at any time before the close of the auction. It is subject to the terms and conditions of the auction which I have read and understood. I have read and understood the legal pack applicable to my bid/lot and agree to be bound by any special conditions within that pack. If my bid is successful (whether as the highest bid or upon acceptance by the seller during the auction) I shall be bound by the lot terms and conditions as advertised online.

At the point of registration, you will be required to insert credit or debit card details as a way of payment towards the deposit and or reservation fee. We will only hold a nominal amount (which will be stated at the point of bidding) to enable you to bid. This amount will only be debited from your account should you be the successful bidder, in the event you are unsuccessful the agreed amount will be released back to your card within three business days. If you are the successful bidder, we will debit the agreed amount from your account immediately at the close of the auction, we will then contact you to confirm the outstanding balance (if applicable) at which point you can opt to use the same card. Any amount payable at the close of the auction must be paid within 1 hour.

ONLINE AUCTION NOTICE - Please note that the bidding process will work in a different way to an eBay auction, so there is NO advantage to bidding at the last second.

Each auction will automatically stay open until there has not been a bid for 10 minutes. After 10 minutes without a bid, the auction will close, and the highest bidder will be successful subject to the reserve price being met or upon acceptance of an offer by the seller throughout the auction cycle. If there is another bid within 10 minutes of the last bid, the auction countdown timer will be restarted for another 10 minutes to allow further bidding. This system avoids last minute (or second) bidding and makes for a fairer auction as in a live room auction situation.

Please bid in good time before the end of the auction, delaying your bid to the last seconds may disadvantage you if your connection slows or you lose internet connectivity. It is the bidder's responsibility to ensure the bid has been lodged with the auctioneer. The auctioneer accepts no responsibility for bids that are not received or are received late and reserves the right to reject any bid without notice.

Minimum online bidding increments: - £50,000 - £250 minimum bid

£50,001 to £150,000 - £500 minimum bid

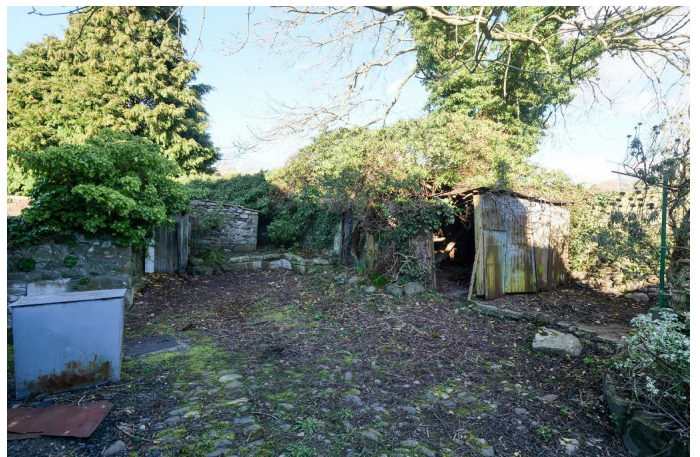
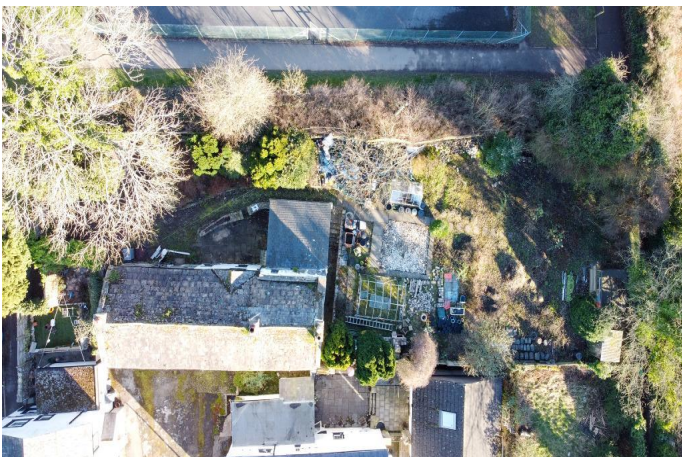
£150,001 to £250,000 - £1,000 minimum bid

£250,001 to £750,001 - £2,500 minimum bid

£750,001 to £1.5 Million - £5,000 minimum bid

£1.5 Million Plus - £10,000 minimum bid

Please note this bidding process applies specifically to online auctions.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.