

Lot 80

Morris Fold Barn & Jens View, Slack Fold Lane,
Farnworth, Bolton, Lancashire, BL4 0LJ

By order of the
Fixed Charge Receivers



All enquiries Ref: James Paterson



- Substantial freehold three floor near completed detached house
- On a site of approximately 0.395 acres (1,597m²)
- Full vacant possession

Location:

The property is situated on Slack Fold Lane between its junctions with Morris Green Lane and Plodder Lane. Public transport links include Farnworth and Moses Gate mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A666 St Peter's Way and the M61 motorway. Shopping amenities can be found locally within Farnworth town centre, with an extensive range of shops, bars and restaurants being found in Bolton town centre. Recreational pursuits can be found locally at the open spaces of Moses Gate Country Park and the wider Croal-Irwell Valley.

Description:

Substantial freehold near completed detached house arranged over ground, first and second floors on a site area of approximately 0.395 acres (1,597m²)

Accommodation:

Second floor: Master bedroom with dressing room, en-suite and sauna
First floor: Four bedrooms all with en-suite shower rooms, landing
Ground floor: Three reception rooms, kitchen, utility, two WC's, porch, pantry, entrance hallway
Outside: Front and rear gardens, detached garage

Site area:

Approximately 0.395 acres (1,597 m²)

Gross Internal Area GIA (Source: EPC)

Approximately 330 sq m (3,552 sq ft)



Potential:

The land at "Jens View" may offer additional development opportunity subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

EPC rating:

Council Tax Band: F

Note:

Extended completion – Refer to special conditions of sale.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



For identification purposes only – Refer to legal pack

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