



Layton Drive, Kearsley, Bolton, BL4 8JF

Guide Price £120,000

FOR SALE BY THE MODERN METHOD OF AUCTION! (SEE NOTES BELOW). NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL REFURBISHMENT AND MODERNISATION. A 3 bedroom semi detached property, with a driveway to the front, located on Layton Drive in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge, kitchen and a large rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom plus a family bathroom. Double glazed windows and doors throughout. Warmed by gas central heating. The property has been cleared, however some items to the side and rear will have to be disposed of by the purchaser. The EPC is ordered and will be live on the advert soon. FREEHOLD PROPERTY. To place a formal bid on the property please contact Jacob at I am Sold (auctioneers). FOR SALE BY THE MODERN METHOD OF AUCTION! Auctioneers Comments: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If



ACCOMMODATION

Lounge 13' 11" x 14' 1" (4.23m x 4.3m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 0" x 17' 10" (2.75m x 5.43m)

A spacious kitchen to the rear. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A large rear garden to the rear.

Master bedroom 13' 1" x 11' 3" (4.0m x 3.43m)

A double sized Master bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 11" x 7' 11" (3.33m x 2.41m)

A second double sized bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 12' 8" x 6' 5" (3.86m x 1.95m)

A single sized bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 8" x 5' 7" (2.02m x 1.71m)

The family bathroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

