



1 Taylor Buildings, Kearsley

Guide Price **£150,000**

Miller Metcalfe
Every step of the way

1 Taylor Buildings

Kearsley, Bolton

Well Appointed Cottage Beaming With Potential | Incredible Open Aspect Views To Front | Large Plot With Three Reception Rooms Plus Conservatory

For sale by modern auction - starting bid £150,000 plus reservation fees - make a bid online.

This is a true hidden gem waiting to be discovered - opportunities like this rarely become available and we are expecting a huge amount of interest. If you're looking for a property that offers privacy and amazing views with the potential to completely renovate and truly make your own then this will be for you.

Standing proudly on a commanding and equally enviable corner plot, benefitting from simply incredible far-reaching views to the front aspect stands this beautifully appointed cottage. Located at the end of a private lane just off Manchester Road in Kearsley, the cottage offers complete privacy with an impressive corner garden which is immensely private and not overlooked.

A much loved family home for many years, the house is dated and requires modernisation throughout but beams with incredible potential to renovate and restore. Due to the privacy and size of the plot, there's also genuine potential to extend to the side subject to the necessary planning and building regulations.

Internally, there's an abundance of space with a versatile layout to suit different needs. Three reception rooms are on offer in addition to a conservatory to the side. The fitted kitchen is adjacent to a ground floor bathroom. Head upstairs where you'll find two generous bedrooms and another bathroom suite which is smaller than downstairs. The main bedroom is sizeable and has two doors which provides a possibility of splitting to make a third bedroom subject to building control regulations.

The house is located on a private road accessible from Manchester Road in Kearsley. A great selection of amenities are nearby such as shops, schools, supermarkets and leisure facilities. For those that need to commute and travel, there's great links to Bolton, Salford, Manchester and beyond.

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

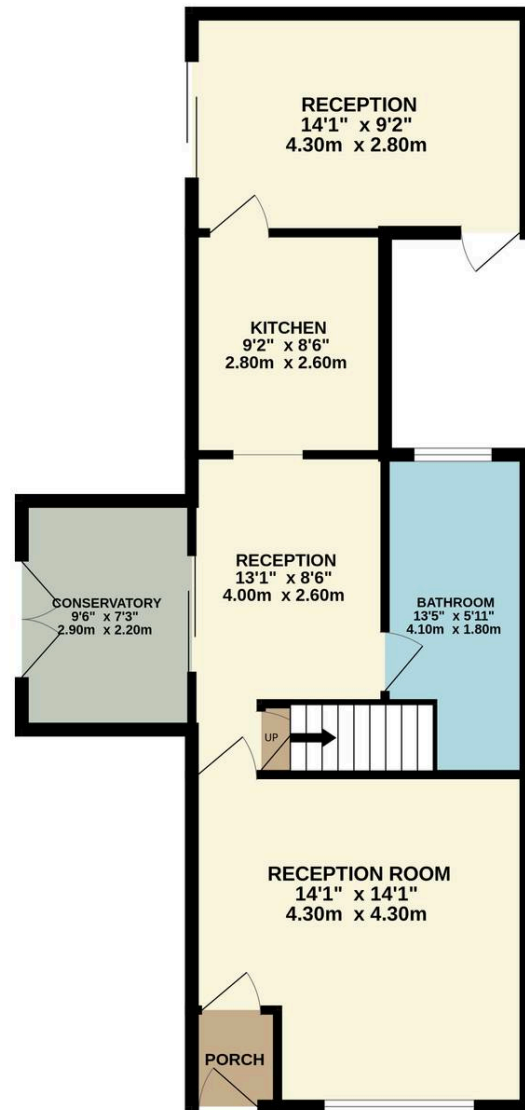




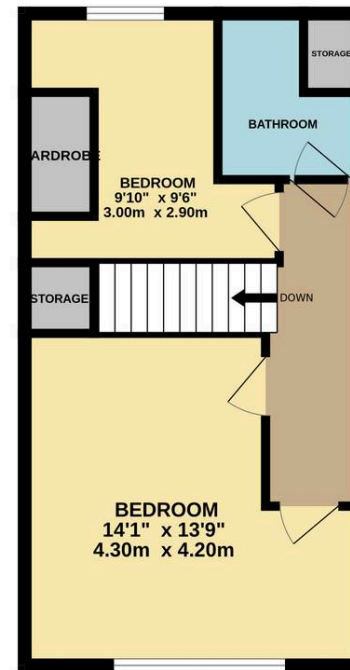




GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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