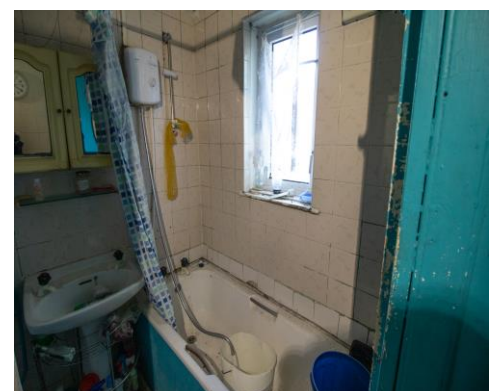




Cobham Avenue, Great Lever, Bolton, BL3 3DY

Guide Price £130,000

FOR SALE BY THE MODERN METHOD OF AUCTION!, (SEE NOTES BELOW). FOR SALE WITH NO ONWARD CHAIN! REQUIRES A FULL REFURBISHMENT AND PRICED ACCORDINGLY! FREEHOLD! Briefly comprises of the following, a spacious lounge, kitchen and rear garden. To the upper floor you will find 3 double sized bedrooms and a family bathroom. Double glazed windows and front door. To place a formal bid on the property please contact James Carden on 01913005850 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 considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay 300.00 GBP including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee. .



ACCOMMODATION

Lounge 13' 1" x 14' 10" (4.0m x 4.52m)

A spacious lounge to the front of the property.

Kitchen 9' 6" x 15' 0" (2.9m x 4.56m)

A good sized galley style kitchen to the rear of the property.

Master bedroom 13' 5" x 10' 8" (4.1m x 3.25m)

A double sized Master bedroom to the front of the property.

Bedroom 2 9' 6" x 10' 3" (2.9m x 3.12m)

A second double sized bedroom to the rear of the property.

Bedroom 3 10' 5" x 8' 4" (3.17m x 2.55m)

A single sized bedroom to the front of the property.

Family Bathroom 7' 1" x 7' 0" (2.16m x 2.13m)

The family bathroom to the upper floor.



Energy rating and score

This property's energy rating is G. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 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:

• the average energy rating is D

