



## 13 Laycock Avenue, Bolton

£155,000 Freehold

Auction guide price of £155,000 plus reservation fee • Two bedroom semi detached property • High gloss white kitchen with integrated appliances • Three piece bathroom with power shower over the bath • Large primary bedroom with fitted wardrobes • Driveway for two vehicles • Two minutes walk to train station • Close to great schools both primary and secondary • Close to local amenities • Close to motorway links to Manchester and Bury







Offered to the market with an auction guide price of £155,000 plus reservation fee, this attractive two bedroom semi detached house presents an excellent opportunity for first time buyers, investors, or those seeking a conveniently located home. Situated just a two minute walk from the local train station and within easy reach of motorway links to Manchester and Bury, the property is perfectly positioned for commuters and families alike.

The interior features a high gloss white kitchen equipped with integrated appliances (ideal for contemporary living), and a spacious lounge providing a comfortable setting for relaxation or entertaining. Upstairs, the large primary bedroom benefits from fitted wardrobes, offering ample storage without compromising on space, while the second bedroom is well proportioned and suitable for use as a guest room, nursery, or home office. The modern three piece bathroom is finished to a high standard and includes a power shower over the bath. Additional conveniences include a driveway with space for two vehicles, ensuring parking is never an issue.

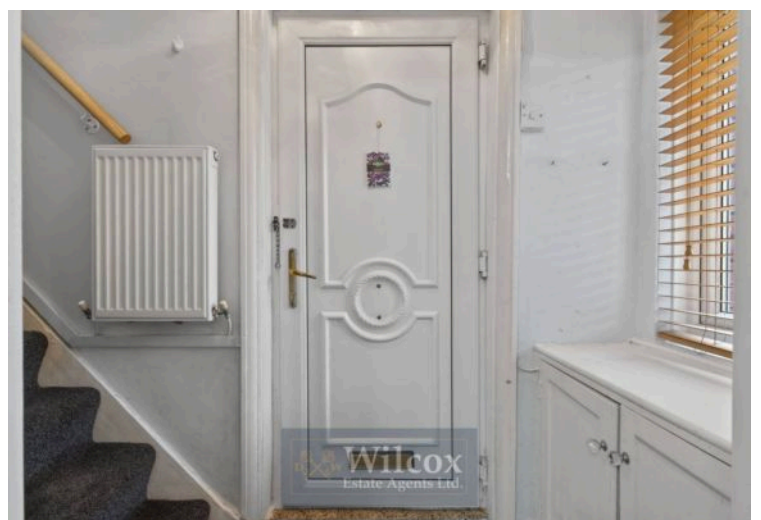
GROUND FLOOR

1ST FLOOR



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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\*\*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £155,000 PLUS RESERVATION FEE\*\*\*

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Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.