

7 Clayton Avenue, Bolton

In Excess of £135,000

Miller Metcalfe
Every step of the way

7 Clayton Avenue

Bolton

An impressive bay-fronted terraced home located in Bolton, offering excellent potential and requiring refurbishment throughout. This property would make an ideal first-time purchase for buyers looking to put their own stamp on a home.

The accommodation briefly comprises a warm and welcoming entrance hallway, two reception rooms, a kitchen and bathroom to the ground floor. To the first floor, there are three separate bedrooms.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space.

Clayton Avenue is a quiet and well regarded location close to a number of excellent ameneites such as schools, shops and leisure facilities.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

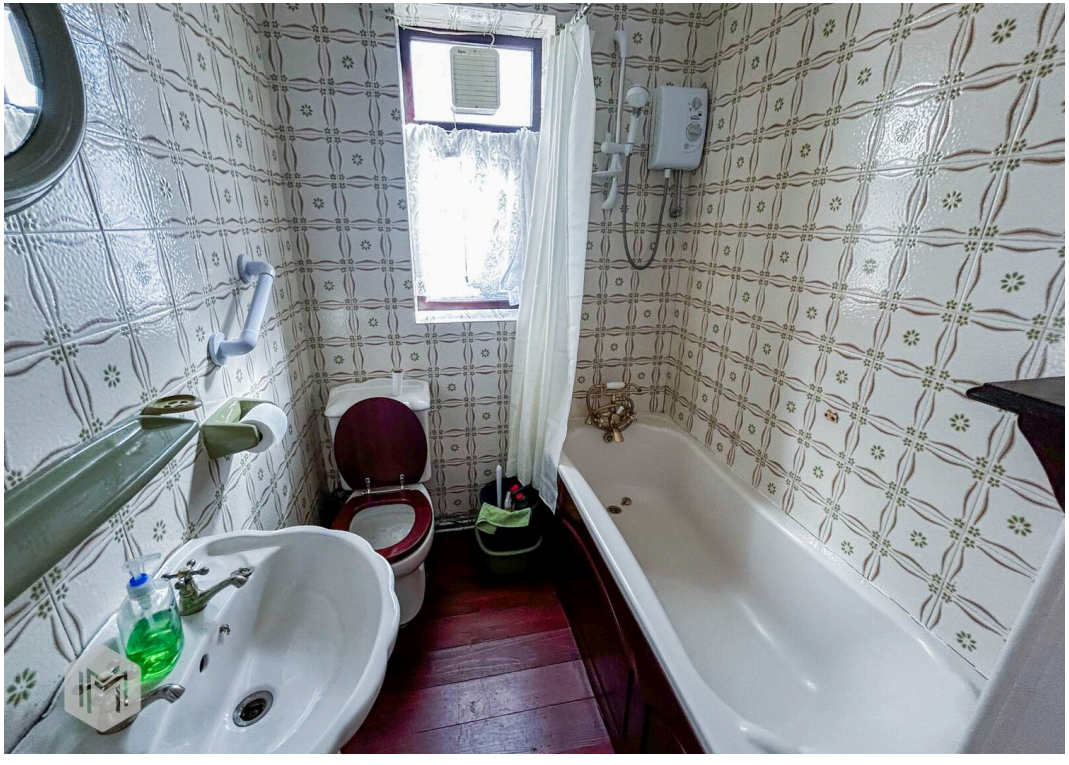
EPC Environmental Impact Rating:



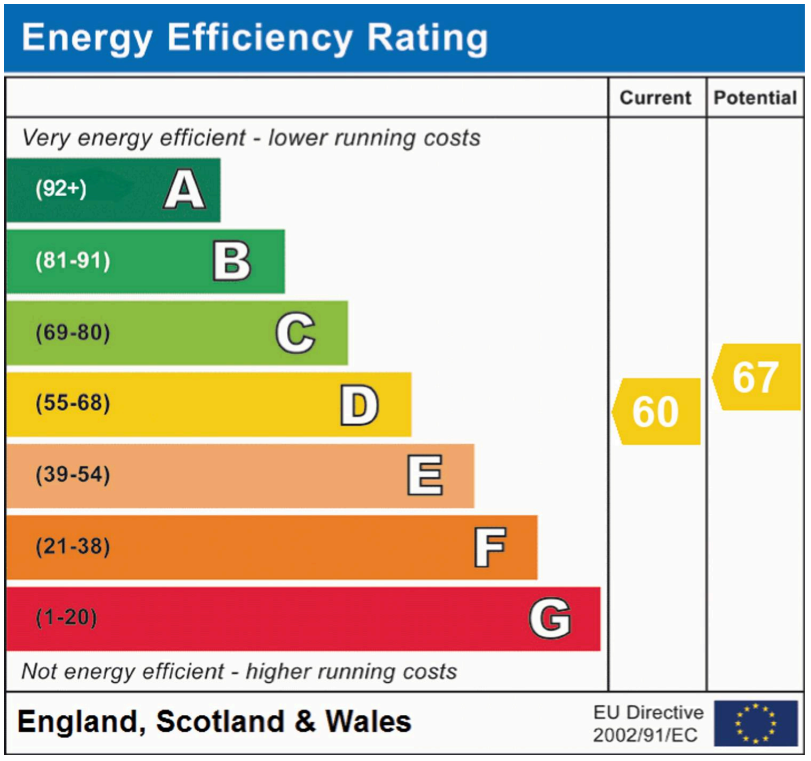










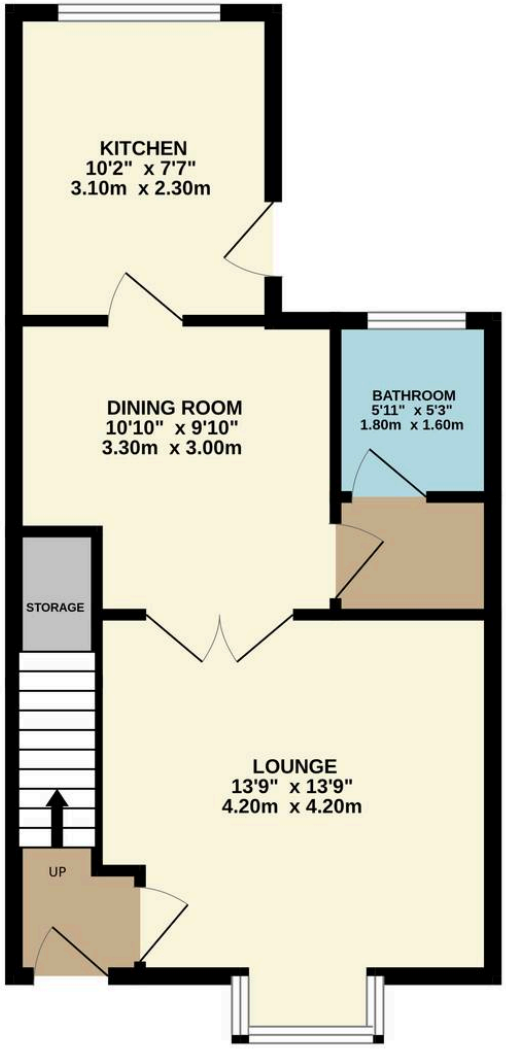

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
67
England, Scotland & Wales
EU Directive 2002/91/EC

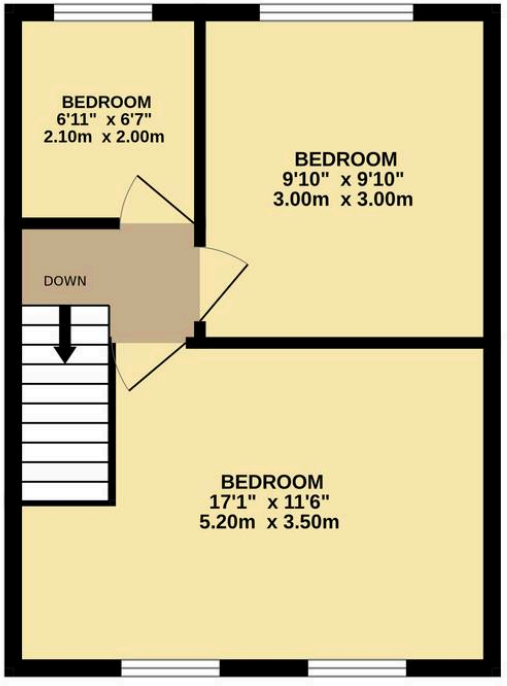




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.





TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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