



601 Tonge Moor Road, Bolton

£140,000 Leasehold

Two double bedroom mid terrace property • Modern kitchen with integrated undercounter fridge and freezer • Modern shower room with chrome power shower • Two reception rooms • Only new carpet and redecoration required • Walking distance to local train station to Manchester • Walking distance to outstanding schools both primary and secondary • Close to local amenities • Excellent investment opportunity • Perfect first time buyer property

Wilcox
Estate Agents Ltd.

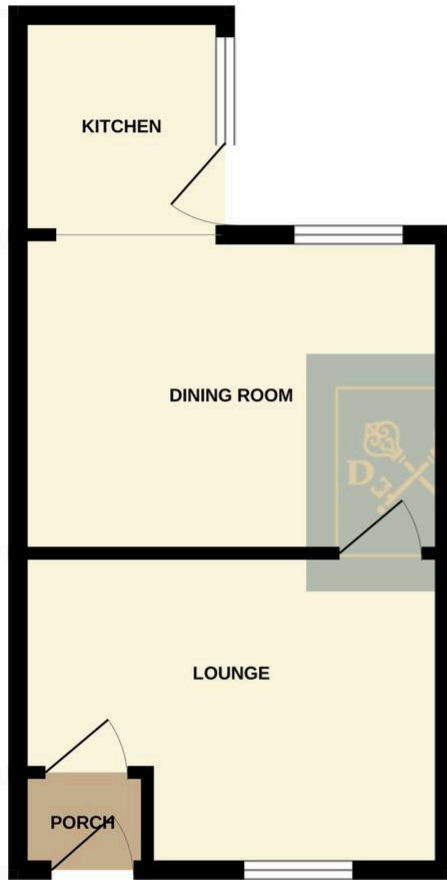




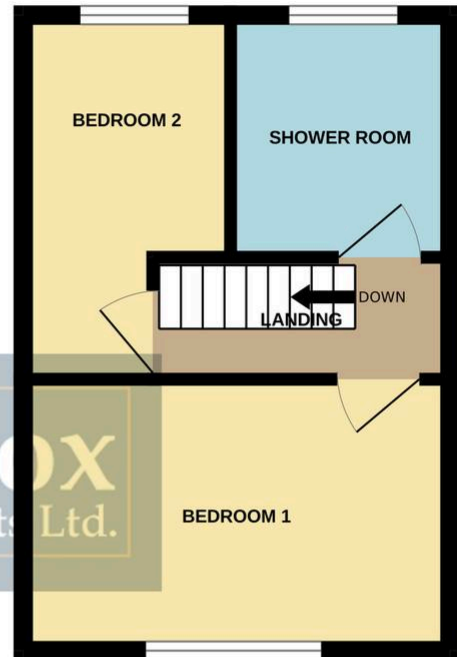
This well-presented two double bedroom mid terrace house offers an excellent opportunity for first time buyers or investors seeking a property in a popular and convenient location. The interior features a modern kitchen, complete with integrated undercounter fridge and freezer, providing a sleek and efficient space for meal preparation. The property also benefits from a contemporary shower room fitted with a chrome power shower, ensuring comfort and style. Two spacious reception rooms offer flexible living and dining options, ideal for entertaining guests or relaxing with family.

While the house is in good condition throughout, only new carpets and some redecoration are required to truly make it your own. The property is situated within walking distance of the local train station, offering direct links to Manchester, making it perfect for commuters. Families will appreciate the proximity to outstanding primary and secondary schools, both within easy walking distance, as well as a range of local amenities including shops, cafes and parks. With its combination of modern features and a highly sought-after location, this property represents an excellent investment or a perfect first home.

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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The outside space has been designed for ease of maintenance and security. At the front, a low level brick wall with a wrought iron gate provides a welcoming approach, complemented by small planters and a tarmac pathway leading to the main entrance. The rear garden is enclosed by a brick wall surround and accessed via a sturdy timber gate, offering a private and secure outdoor area. A practical shed provides useful storage for gardening tools or bicycles, while an outdoor hosepipe connection adds further convenience for plant care or cleaning. The layout ensures a pleasant and functional outdoor environment, suitable for those seeking low-maintenance living without compromising on privacy or utility. This combination of indoor comfort and well-planned outside space makes the property an attractive proposition for a variety of buyers.