

50 Pendle Court, Bolton

£150,000 Leasehold

Three double bedrooms end terrace • Two bathrooms • Four piece bathroom to first floor • Modern kitchen with integrated appliances • Loft with pulldown ladder • Large lounge/diner • Walking distance to Asda • Close to great schools both primary and secondary • Walking distance to Smithills forest and farm • Excellent first time buyer property or investment opportunity





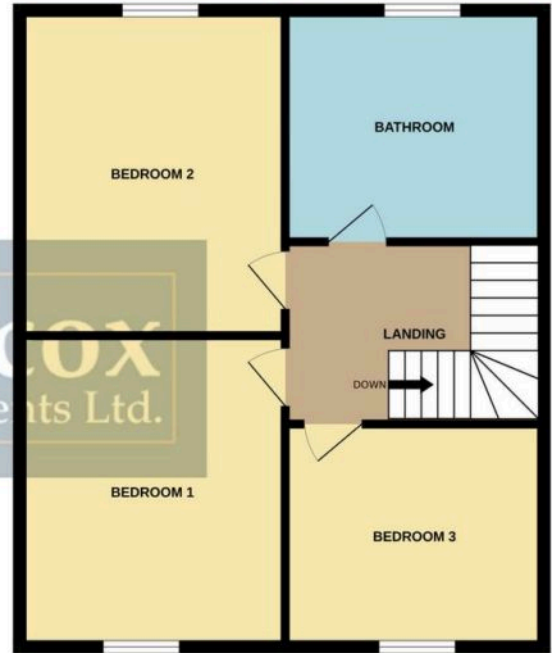
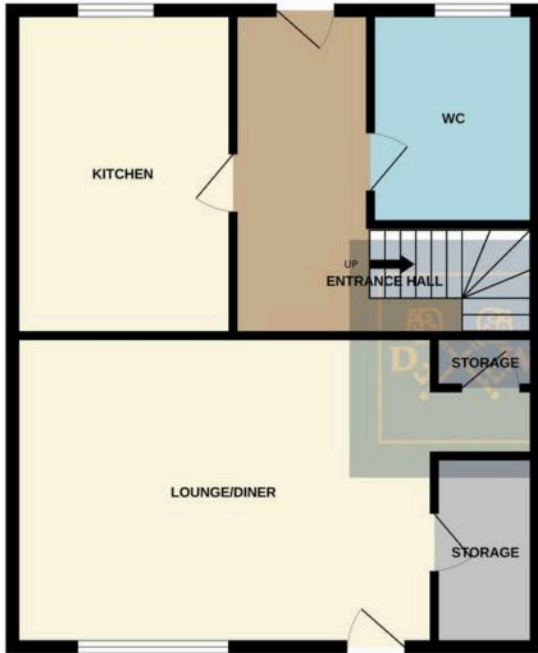
***FOR SALE BY MODERN METHOD OF AUCTION;
STARTING BID PRICE £150,000 PLUS RESERVATION FEE***

Nestled in a desirable location, this charming 3-bedroom end-terrace house is a perfect blend of convenience and comfort. Boasting three generously sized double bedrooms, two modern bathrooms including a luxurious four-piece bathroom on the first floor, this property offers ample space for a growing family or savvy investor. A well-appointed modern kitchen with integrated appliances is a chef's delight, while the spacious lounge/diner provides a welcoming ambience for entertaining guests or enjoying family time.

The loft with a convenient pull-down ladder offers additional storage space, catering to practical needs effortlessly. Situated within walking distance to Asda and close to esteemed primary and secondary schools, this residence is ideal for families seeking a convenient lifestyle. The proximity to Smithills forest and farm further highlights the property's appeal, offering a perfect blend of urban amenities and natural tranquillity. With its versatile layout and excellent location, this property presents an outstanding opportunity for first-time buyers or astute investors looking for a promising venture.

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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