



## 26 Kenwood Road, Bolton

£200,000 Leasehold

Four bedroom extended semi detached property • Auction guide price of £200,000 plus reservation fee • Two reception rooms • Four piece modern bathroom • Downstairs W.C. • Mature rear garden • Highly sought after location • In need of modernisation • 2 minutes walk from Moss Bank Park • Walking distance to outstanding schools both primary and secondary







\*\*\*FOR SALE BY MODERN METHOD OF AUCTION;  
STARTING BID PRICE £200,000 PLUS RESERVATION FEE\*\*\*

Nestled in a highly sought-after location, this extended four-bedroom semi-detached house presents a rare opportunity for those seeking a home with potential and value. Boasting a well-designed layout, the property features two reception rooms providing ample space for entertaining and relaxation. With an auction guide price of £225,000 plus a reservation fee, this home offers great value for those looking to create their dream living space. The four-piece modern bathroom and downstairs W.C. are practical additions to the property, catering to the needs of a growing family. In need of modernisation, this residence allows the new owners to unleash their creativity and transform it into a stylish and

In need of modernisation, this residence allows the new owners to unleash their creativity and transform it into a stylish and comfortable abode. Situated merely a 2-minute walk from the picturesque Moss Bank Park, residents can enjoy leisurely strolls and outdoor activities in the lush surroundings of the park. Moreover, the home's proximity to outstanding primary and secondary schools ensures convenience for families with children, ensuring a seamless daily routine.

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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