



628 St. Helens Road, Bolton

£150,000 Leasehold

Auction guide price £150,000 plus reservation fee • Full modernisation required • Three bedroom end of terrace • Two reception rooms • Cellar • Garage to rear • Walking distance to local mosques • Close to great schools both primary and secondary • Excellent investment opportunity • Sought after location





Presenting an excellent opportunity for investors and those seeking a project, this three bedroom end of terrace house is offered to the market with an auction guide price of £150,000 plus reservation fee. Requiring full modernisation throughout, the property offers significant potential to add value and create a comfortable family home tailored to your own specifications. The layout comprises two well-proportioned reception rooms, providing flexible living and dining spaces suitable for a variety of needs, and a practical cellar, ideal for additional storage or conversion subject to the necessary consents.

Upstairs, there are three bedrooms, each offering ample space for family members or guests, and the potential to reconfigure or update to suit modern lifestyles. A key feature of this property is the garage to the rear, offering valuable off-street parking or further storage options, which is a rare benefit in this sought after location. The house is enviably positioned within walking distance of local mosques, making it ideal for those seeking easy access to places of worship, and is also conveniently close to a selection of well-regarded primary and secondary schools, ensuring excellent educational opportunities for families.



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.
Made with Metropix 5/2025.



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

Presenting an excellent opportunity for investors and those seeking a project, this three bedroom end of terrace house is offered to the market with an auction guide price of £150,000 plus reservation fee. Requiring full modernisation throughout, the property offers significant potential to add value and create a comfortable family home tailored to your own specifications. The layout comprises two well-proportioned reception rooms, providing flexible living and dining spaces suitable for a variety of needs, and a practical cellar, ideal for additional storage or conversion subject to the necessary consents. Upstairs, there are three bedrooms, each offering ample space for family members or guests, and the potential to reconfigure or update to suit modern lifestyles. A key feature of this property is the garage to the rear, offering valuable off-street parking or further storage options, which is a rare benefit in this sought after location. The house is enviably positioned within walking distance of local mosques, making it ideal for those seeking easy access to places of worship, and is also conveniently close to a selection of well-regarded primary and secondary schools, ensuring excellent educational opportunities for families. The surrounding area is highly regarded for its community atmosphere and accessibility to local amenities, making it a popular choice for both owner occupiers and investors alike. With its generous proportions and versatile accommodation, this property represents an outstanding canvas for those wishing to undertake a full scheme of renovation and capitalise on the strong demand for quality homes in the area. Early viewing is highly recommended to appreciate the potential on offer and to secure a property in this desirable neighbourhood. For further details or to arrange a viewing, please contact the office at your earliest convenience.