



## 14 Montrose Avenue, Bolton

£150,000 Leasehold

Auction guide price of £150,000 plus reservation fee • Two double bedrooms • Two reception rooms • Extended semi detached property • In need of modernisation • Driveway for one vehicle • Walking distance to Seven Acres Country Park • Walking distance to local train station • Close to local amenities • Close to Tonge Park



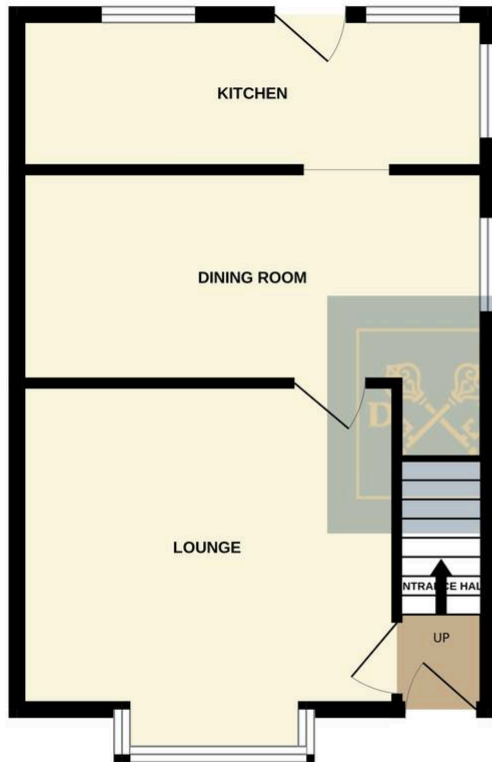




Offered to the market with an auction guide price of £150,000 plus reservation fee, this extended two bedroom semi detached house presents an excellent opportunity for buyers seeking a property with scope for modernisation. The home features two generously sized double bedrooms, providing comfortable accommodation for couples, young families or those looking to downsize. The ground floor offers two spacious reception rooms, ideal for both relaxing and entertaining.

The layout flows conveniently, with potential for reconfiguration to suit modern living preferences. The property benefits from a driveway offering off-road parking for one vehicle, a sought-after feature in this popular residential area. Situated within walking distance of both Seven Acres Country Park and the local train station, the location offers a balance of green open spaces and excellent transport links. Local amenities, including shops, schools and leisure facilities, are all close at hand, while Tonge Park is also just a short stroll away, making this a desirable setting for a range of buyers.

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

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The outside space to the front of the property includes a flagged pathway leading to the entrance, flanked by a small lawned area that adds a touch of greenery and kerb appeal. The garden is enclosed by a fence panel surround, ensuring a sense of privacy and security, while a wrought iron gate provides both a traditional feature and practical access. This low maintenance exterior offers the opportunity for further landscaping or personalisation, allowing the new owner to create an outdoor area to suit their lifestyle. Whether you are looking for your first home, an investment project or a property with potential in a well-connected location, this semi detached house is worthy of your consideration. Early viewing is recommended to appreciate the possibilities this home offers.