



19 Tonge Park Avenue, Bolton

£120,000 Freehold

Auction guide price of £120,000 plus reservation fee • In need of modernisation • Two double bedroom terrace property • Two reception rooms • Three piece bathroom suite • Walking distance to good schools both primary and secondary • 10 minutes walk to Bolton town centre • Walking distance to two train stations, Bolton town centre and Hall i' Th' Wood • Directly facing Tonge Park • Close to local amenities

 **Wilcox**
Estate Agents Ltd.





Offered to the market with an auction guide price of £120,000 plus reservation fee, this two double bedroom terraced house presents an excellent opportunity for buyers seeking a property to modernise and personalise. The home is arranged over two floors and features two spacious reception rooms, providing flexible living and dining options. The kitchen is positioned to the rear, with easy access to the outside space, and the property also benefits from a three piece bathroom suite. Both bedrooms are generously sized doubles, making this house ideal for couples, small families or investors.

The property is ideally located for families, being within walking distance of well-regarded primary and secondary schools. Commuters will appreciate the proximity to both Bolton town centre and two train stations (Bolton town centre and Hall I' Th' Wood), both accessible within a short walk. Local amenities are close by, offering convenience for shopping and daily needs. One of the standout features of this home is its position directly facing Tonge Park, providing pleasant views and access to green space for leisure and recreation.



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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Externally, the property features a low maintenance frontage with a concrete pathway, an external gas metre box, a low level brick wall and a wrought iron gate, offering both security and traditional kerb appeal. The rear yard is also finished in concrete, providing a practical outdoor space that is easy to maintain. There is an outside hosepipe connection for convenience, and the yard is enclosed by a brick wall surround with a timber rear gate, ensuring privacy and security. The outside areas offer potential for further enhancement, such as creating a seating area or adding potted plants. Whether you are looking for your first home, an investment project or a property to put your own stamp on, this two bedroom terrace offers excellent potential in a sought after and well-connected location. Early viewing is highly recommended to appreciate the possibilities on offer.