



## 603 Tonge Moor Road, Bolton

£90,000 Leasehold

Auction guide price of £90,000 plus reservation fee • Two double bedroom terrace property • Two reception rooms • Modern shower room • Low maintenance front and rear yard • Walking distance to Cannon Slade High School • Five minute walk to local train station • Close to local amenities • In need of some modernisation • Excellent investment opportunity or first time buyer property



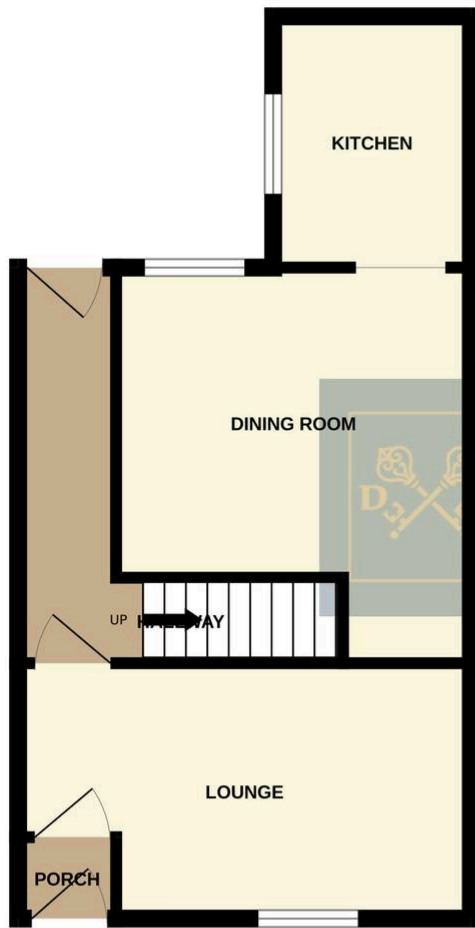




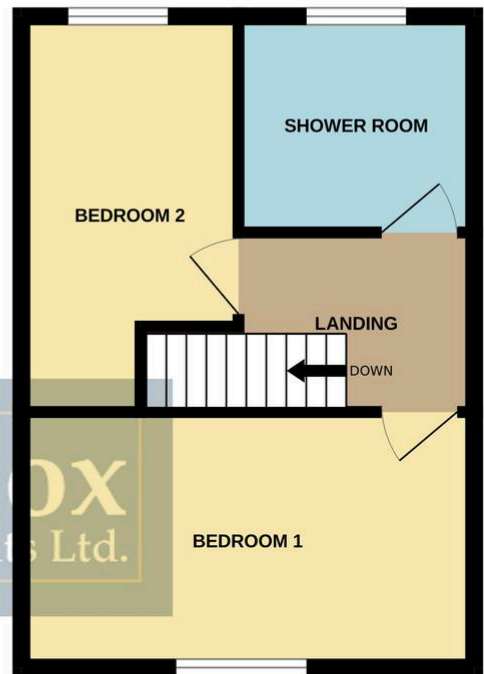
Presenting an excellent opportunity for investors or first time buyers, this two bedroom terraced house is offered for sale by modern method of auction, with a guide price of £90,000 plus reservation fee. The property is ideally located within walking distance of Cannon Slade High School and is just five minutes from the local train station, making it perfect for commuters and families alike. Internally, the house comprises two generous double bedrooms, two spacious reception rooms, and a modern shower room, providing flexible living space that can be adapted to suit a variety of needs.

The kitchen and living areas would benefit from some modernisation, allowing the new owner to put their own stamp on the property. The layout is well proportioned, with ample natural light throughout, and the house is situated close to a range of local amenities including shops, parks, and schools. With its competitive price point and scope for improvement, this property represents an outstanding investment or the perfect first step onto the property ladder.

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 £90,000 PLUS RESERVATION FEE\*\*\*

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Externally, the property features low maintenance outside spaces to both the front and rear. A flagged pathway leads to the front garden, which is bordered by a low level brick wall and accessed via a wrought iron gate. The small front garden is attractively arranged with planters, providing a pleasant frontage and kerb appeal. To the rear, there is a fully flagged yard, ideal for those seeking an easy-care outdoor area. The rear yard is enclosed and includes a timber gate for access, offering a private space for relaxing, entertaining, or secure storage. These manageable gardens are perfect for those who prefer minimal upkeep, and also provide potential for further landscaping or enhancement if desired. The combination of practical outdoor areas and the property's convenient location make this home a desirable prospect for a wide range of buyers.