

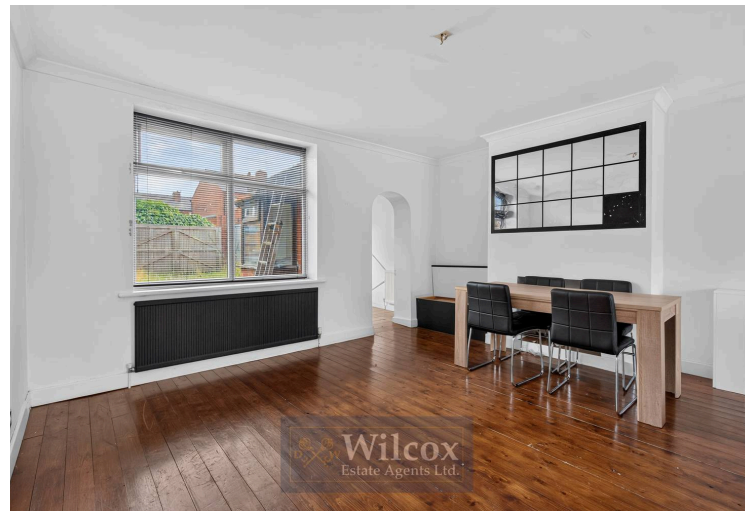


41 Maldwyn Avenue, Bolton

£180,000 Leasehold

Auction guide price of £180,000 plus reservation fee • Three bedroom semi detached property • Two reception rooms • Downstairs W.C. • Utility Room • Modern shower room • Offroad parking in the rear garden • Potential to extend STPP • Walking distance to Essa Academy and St Bede Academy • Close to local amenities





This three bedroom semi detached property presents an excellent opportunity for both families and investors, offered with an auction guide price of £180,000 plus reservation fee. The home features a spacious and versatile layout, with two well-proportioned reception rooms that provide ample space for relaxation, entertaining, or family gatherings. The ground floor also benefits from a convenient downstairs W.C. and a separate utility room, adding practicality to daily living.

Upstairs, the accommodation comprises three comfortable bedrooms and a modern shower room fitted with contemporary fixtures. The property offers scope for further enhancement, with potential to extend (subject to planning permission), allowing buyers to adapt the space to their needs. Located within walking distance of Essa Academy and St Bede Academy, the home is ideal for families with school-aged children. Additionally, the property is well placed for access to local amenities, ensuring that shops, services, and transport links are all close at hand.

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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The outside space is thoughtfully arranged to balance privacy and practicality. To the front, a flagged pathway leads to the entrance, bordered by a low level brick wall and a wrought iron gate, creating an inviting first impression. The rear garden features a timber decked area, perfect for outdoor seating or summer dining, and is enclosed by fence panels for added seclusion. Double gates at the rear open onto a block paved driveway, providing secure offroad parking for one vehicle. The garden's layout offers a safe and attractive environment for children to play or for hosting gatherings, while the overall design ensures low maintenance throughout the year. This property's external features complement the interior accommodation, making it a well-rounded choice for buyers seeking comfort, convenience, and future potential in a popular residential location.