



45 Holmes Street, Bolton

£100,000 Freehold

Auction guide price of £100,000 plus reservation fee • Two double bedroom terrace property • Three piece bathroom suite • Driveway for one vehicle • Potential to extend STPP • Close to local mosques • Close to local amenities • Walking distance to Bolton town centre • Walking distance to Bolton train station • Excellent investment opportunity



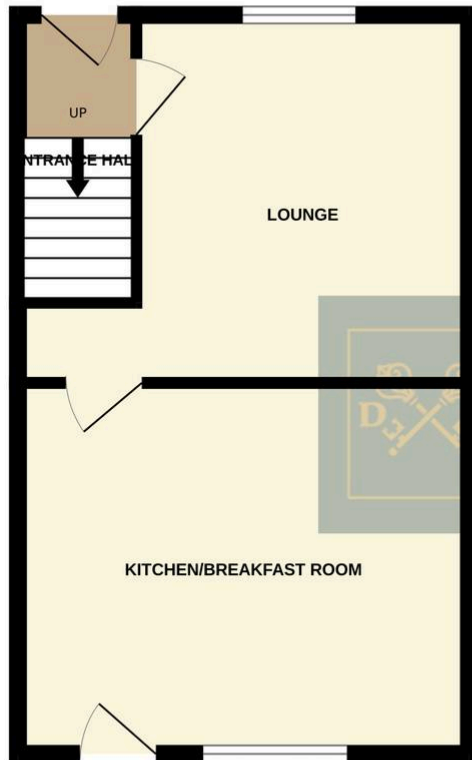


This well-presented two-bedroom terraced house offers an excellent opportunity for both investors and first-time buyers. With an attractive auction guide price of £100,000 plus reservation fee, the property comprises two spacious double bedrooms, a bright and airy lounge, and a modern three-piece bathroom suite. The kitchen is well-proportioned, providing ample space for appliances and dining. The home benefits from a driveway suitable for one vehicle, a rare advantage in this area.

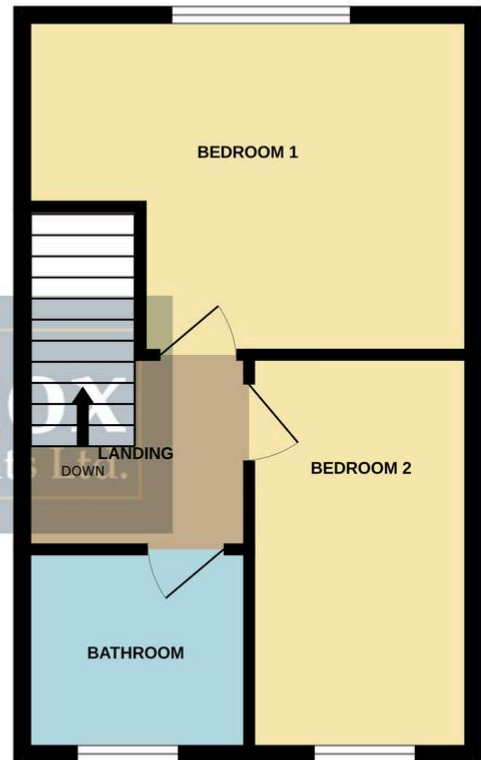


There is further potential to extend the property (subject to planning permission), making it an ideal choice for those looking to add value or create additional living space. Conveniently located within walking distance of Bolton town centre and Bolton train station, the property boasts easy access to local amenities, shops, and public transport links. It is also situated close to several local mosques, making it a suitable option for those seeking a vibrant and diverse community. This property presents a superb investment opportunity, with strong rental demand in the area and scope for further development.

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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Externally, the property features a low-maintenance front yard with a flagged pathway leading directly to the front door. The outdoor space is enclosed by a tall brick wall and a wrought iron gate, providing both security and privacy. The frontage allows for attractive kerb appeal and offers a welcoming entrance to the home. The driveway is conveniently positioned for off-road parking, ensuring ease of access and peace of mind for residents. The outdoor area is both practical and versatile, offering potential for further landscaping or personalisation to suit individual tastes. With its secure boundaries and functional layout, the outside space complements the property's overall appeal and provides a pleasant setting for residents to enjoy.