



4 Torver Drive, Bolton

£130,000 Leasehold

Auction guide price of £130,000 plus reservation fee • Traditional two bedroom semi detached bungalow • In need of modernisation • Separate garage with up and over door • Imprinted concrete driveway for two vehicles • Gardens to front and rear • Excellent investment opportunity • Walking distance to local amenities • Close to transport links • Walking distance to good schools both primary and secondary





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

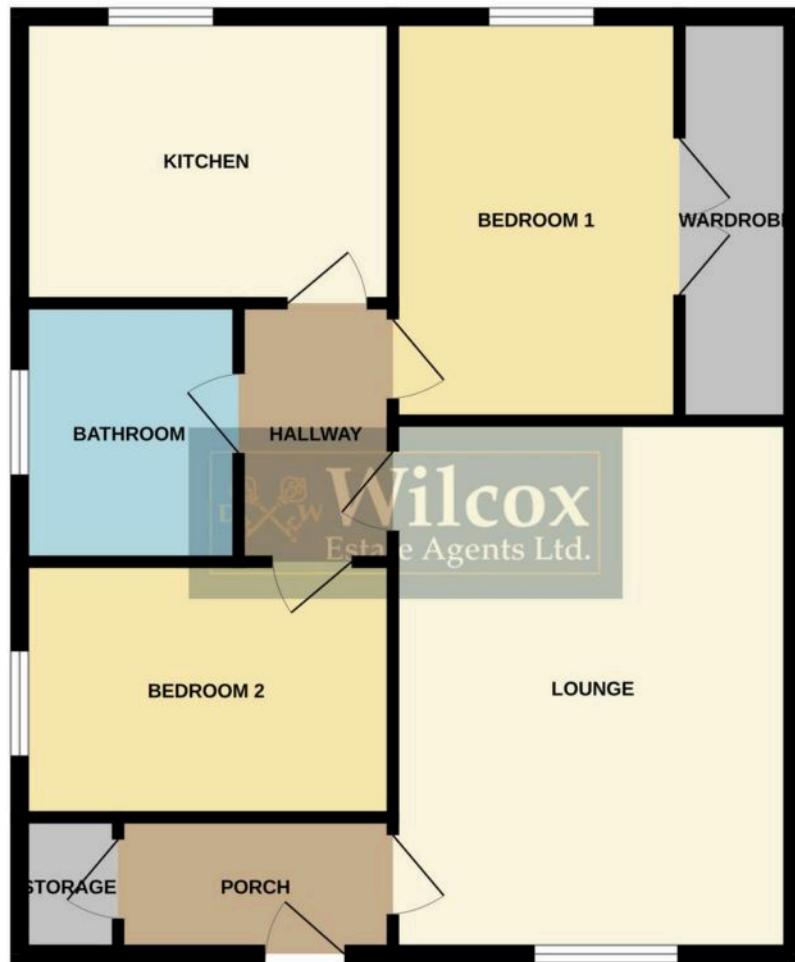
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND 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 equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.
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***FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £130,000 PLUS RESERVATION
FEE***

Centrally positioned within a sought-after residential area, this traditional two-bedroom semi-detached bungalow presents an enticing opportunity for those seeking a blank canvas to put their stamp on. With an Auction guide price of £130,000 plus reservation fee, this property offers fantastic potential and is sure to attract investors, first-time buyers, or those looking to downsize. The bungalow greets you with a spacious living room, a cosy kitchen, two well-proportioned bedrooms, and a family bathroom. Boasting a separate garage with an up-and-over door, this residence also features an imprinted concrete driveway providing off-road parking for two vehicles. In need of modernisation, this property holds significant promise for the discerning buyer looking to customise their own living space to their tastes. Adding to the appeal are the gardens to both the front and rear, perfect for green-fingered enthusiasts to create their own outdoor oasis.

Stepping outside, the imprinted concrete driveway continues on, offering ample space for two vehicles, with convenient access to the separate garage, providing added security and storage. The low-level brick wall adds a touch of character and defines the boundaries of the property, while a small lawned area sets the scene for relaxing afternoons in the sun. Lush bushes, vibrant shrubs, and well-maintained planters enhance the garden's charm, creating a welcoming ambience for outdoor gatherings or peaceful moments of solitude. This property is ideally situated within walking distance to local amenities, ensuring convenience is at your doorstep, while also being close to transport links and within walking distance of good schools, including both primary and secondary options, making it an appealing choice for families looking for a home with potential and promise. Don't miss this excellent opportunity to acquire a property ripe for transformation and make it your own.