



44 Orwell Road, Bolton

£180,000 Leasehold

Two double bedroom semi detached property • Conservatory • Loft room • Garden room in rear garden • Driveway for two vehicles • En-suite to primary bedroom • Walking distance to both primary and secondary schools • Close to Moss Bank Park • Close to local amenities • Walking distance to Doffcocker Lodge





***FOR SALE BY MODERN METHOD OF AUCTION;
STARTING BID PRICE £180,000 PLUS RESERVATION FEE***

Introducing this exquisite 2-bedroom semi-detached house, a true gem nestled in a sought-after neighbourhood. Step inside and discover a residence that seamlessly blends modern comfort with timeless elegance. Boasting two double bedrooms, this property is perfect for growing families or those seeking a generous living space.

Upon entering, you are welcomed into a bright and airy living area that exudes warmth and charm. The addition of a conservatory floods the room with natural light, providing the ideal space for relaxation or entertaining guests. A loft room offers a versatile extra space, perfect for use as a home office,

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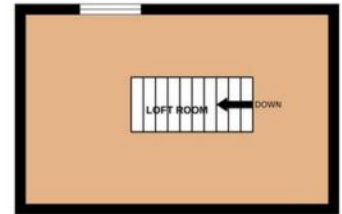
GROUND FLOOR



1ST FLOOR



2ND 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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Retreat to the primary bedroom, featuring a plush en-suite for added privacy and luxury. The secondary bedroom is equally inviting, ensuring comfort for all residents. With ample storage solutions throughout, every corner of this home is thoughtfully designed to cater to your needs.

Venture outside to discover a driveway with space for two vehicles, providing hassle-free parking arrangements for you and your guests. Take a leisurely stroll to nearby primary and secondary schools, making the morning school run a breeze. For nature enthusiasts, Moss Bank Park and Doffcocker Lodge are just a stone's throw away, offering the perfect backdrop for outdoor activities and weekend adventures.

Convenience is key with this property, as it is situated close to a range of local amenities, ensuring that daily errands and shopping trips are within easy reach. Seamless connectivity to major transport links ensures effortless travel to surrounding areas, making this home a commuter's dream.

Don't miss the opportunity to make this property your own and experience a lifestyle of comfort, convenience, and sophistication. Book your viewing today and uncover the endless possibilities that await within this charming semi-detached residence. Welcome home.