



RESIDE
BOLTON



17 Rydal Grove
Farnworth, BL4 0QN

Price £120,000



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, Farnworth, BL4 0QN

A fantastic opportunity has arisen to purchase this three-bedroom semi-detached home in the heart of Farnworth, BL4. Bursting with potential, this property is just waiting for someone with vision to bring it back to life.

Inside, you'll find two spacious reception rooms, a separate bathroom and toilet, and three bedrooms – two of which are generously sized, alongside a cosy third that would make an ideal child's room, office, or dressing space.

Outside, the home boasts off-road parking and a wonderfully sized split-level garden. While it currently needs cutting back, with a little imagination it could become a stunning outdoor retreat, perfect for relaxing or entertaining.

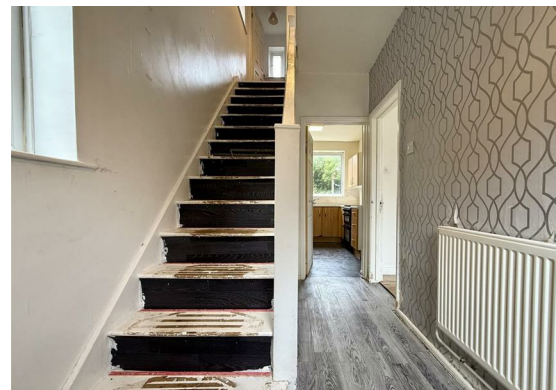
This is a true renovation project, offering the chance to create a beautiful family home or a savvy investment. With local schools, shops, and excellent transport links nearby, it's priced to sell and offers a rare opportunity for first-time buyers, movers, and investors alike.

Internal

This three-bedroom semi-detached home offers a spacious and practical layout with plenty of potential. The ground floor features two well-proportioned reception rooms and a kitchen, providing a flexible living space that could easily be adapted to suit modern family needs. Upstairs, there are two generous double bedrooms and a smaller third room, ideal as a child's bedroom, home office, or dressing room. A separate bathroom and WC add to the functionality.

Although the property requires extensive cosmetic work and modernisation throughout, it presents an excellent opportunity for buyers to create a home tailored to their own style. With strong potential to add value, this is a property that will appeal to those seeking a project in a popular and convenient location.





External

The property enjoys a generous plot with excellent outside space. To the front, there is off-road parking for several vehicles, making it ideal for families or those with multiple cars. To the rear, a substantial garden provides plenty of outdoor potential. Although currently overgrown, we are advised that the garden is stepped, offering scope to create a landscaped area with different zones for entertaining, play, or relaxation. With some investment and vision, the outdoor space could become a real feature of the home.

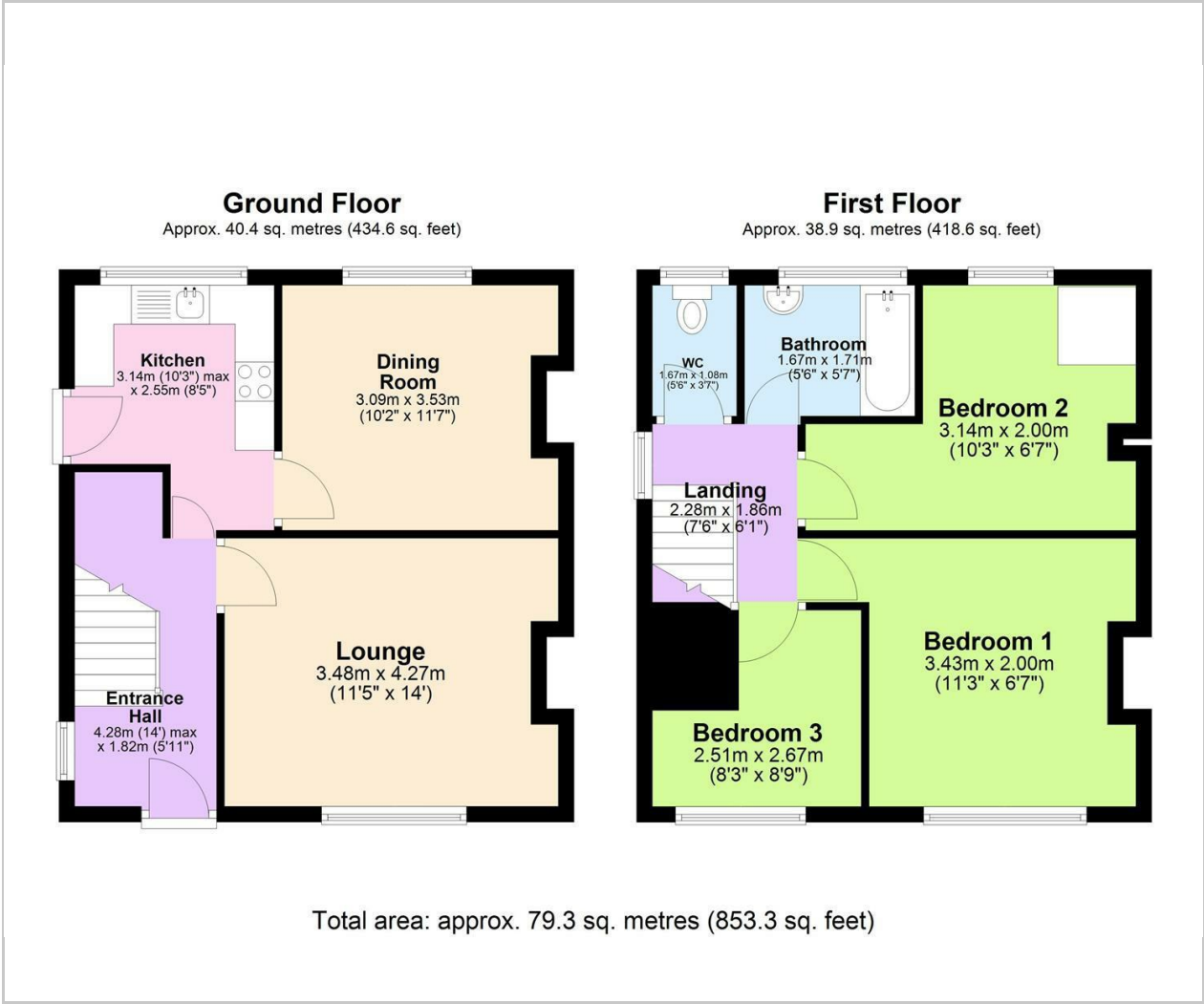
Area

Farnworth is a popular residential area within Bolton, offering a wide range of local amenities including shops, supermarkets, schools, and leisure facilities. The town benefits from excellent transport links, with easy access to the M61, A666, and strong public transport connections into Bolton town centre and Manchester. Farnworth also has nearby train stations, making it a convenient location for commuters. The area is served by several well-regarded schools and enjoys access to local parks and green spaces, creating a balance of convenience and community.

- CHAIN FREE
- 3 Bedroom
- Renovation Opportunity
- Investment Opportunity
- Off Road Parking
- EPC C (Expired)
- Development Opportunity
- Great Transport Links
- Viewing By Appointment Only



Floor Plan



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

