



54 Arundel Street, Bolton

£115,000 Freehold

Auction guide price of £115,000 plus reservation fee • Three bedroom terrace property • Downstairs W.C. • Wet room on first floor • Potential to extend STPP • Low maintenance front and rear garden • Perfect first time buyer property • Excellent investment opportunity • Walking distance to outstanding schools both primary and secondary • Close to Asda and Lidl



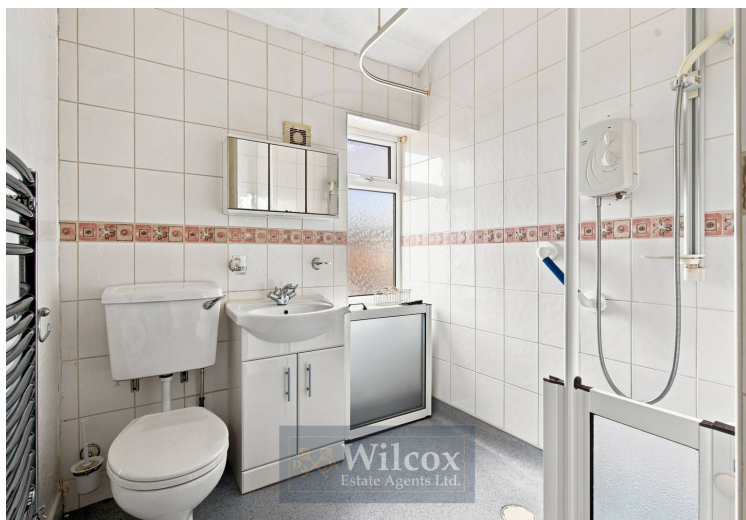


Offered to the market with an auction guide price of £115,000 plus reservation fee, this three bedroom terraced house presents an excellent opportunity for both first time buyers and investors. The property is well positioned within walking distance of outstanding primary and secondary schools, making it an ideal choice for families seeking convenience and educational excellence. Internally, the house comprises a welcoming entrance hallway, a spacious lounge, and a well-proportioned kitchen. The ground floor also benefits from a practical downstairs W.C., adding to the overall convenience.

Upstairs, there are three comfortable bedrooms and a modern wet room, providing versatile accommodation to suit a variety of needs. The property also offers significant potential to extend, subject to planning permission (STPP), allowing buyers the flexibility to further enhance the living space according to their requirements. With its neutral décor and practical layout, this home is ready to move into, yet offers scope for personalisation. The location is particularly advantageous, being within close proximity to major supermarkets including Asda and Lidl, and offering easy access to local amenities, transport links, and recreational facilities.

GROUND FLOOR





FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £115,000 PLUS RESERVATION FEE

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The outside space has been designed for low maintenance while still providing attractive and functional areas. To the front, a flagged pathway leads to the entrance, flanked by an artificial lawn and enclosed with a fence panel surround and a wrought iron gate, creating a welcoming first impression and ensuring privacy. The rear garden features an immediate flagged patio area, ideal for outdoor seating or entertaining, with two small lawned sections providing a touch of greenery. There is also an outside hosepipe connection for added convenience. The garden is securely enclosed with fence panels, and a flagged pathway leads to a timber rear gate, offering easy access and additional security. This well-planned outdoor space is perfect for those seeking a manageable garden without the need for extensive upkeep, making it ideal for busy professionals, families, or investors looking for a property with strong rental appeal. Overall, this property combines comfortable living accommodation with practical and appealing outside areas, all within a highly sought-after location. Early viewing is highly recommended to fully appreciate the potential on offer.