





28 Arnside Grove, Bolton

£120,000 Leasehold

Auction guide price of £120,000 plus reservation fee • Two double bedroom terrace property • Gardens to front and rear • Large lounge/diner • Cul-de-sac position • Close to great schools both primary and secondary • Walking distance to local amenities • Close to Leverhulme Park • Close to Harwood amenities • Excellent first time buyer property or investment opportunity

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Offered for sale by auction with a guide price of £120,000 plus a reservation fee, this two bedroom terraced house presents an excellent opportunity for first time buyers and investors alike. Positioned within a cul-de-sac, the property combines generously proportioned accommodation with a convenient location, close to everyday amenities and well regarded primary and secondary schools. At the heart of the home is a large lounge and dining room, offering a versatile space for relaxing, entertaining and enjoying meals.

The generous proportions provide flexibility when arranging furniture, with room to create distinct seating and dining areas to suit individual needs. Upstairs, there are two double bedrooms, providing comfortable accommodation for a couple, a small family or those seeking additional space for guests or home working. The property is within walking distance of local amenities, making day to day essentials easily accessible. Leverhulme Park is also close by, offering an attractive destination for outdoor recreation, while the amenities of Harwood are within convenient reach.

GROUND FLOOR

1ST FLOOR



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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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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £120,000 PLUS RESERVATION FEE

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Outside, the property benefits from gardens to both the front and rear, providing outdoor space to enjoy alongside the accommodation. A wrought iron gate opens onto a flagged pathway, creating an approach to the property. Bushes surround the garden, adding established greenery, while a lawned area provides a space that can be enjoyed throughout the seasons. Small planters offer further opportunities to introduce colour and personal touches, whether filled with seasonal flowers or other favourite plants. The combination of lawn, planting and pathway creates a practical arrangement, with space for those who enjoy spending time outdoors. The gardens offer scope for buyers to make the outside areas their own, whether they prefer a simple setting or wish to develop the planting over time. The cul-de-sac position adds to the appeal of the setting, while the proximity of Leverhulme Park provides an option for those who enjoy access to open space. Together, the gardens and nearby park complement the generous living accommodation, making this terraced home an attractive prospect for buyers seeking both indoor and outdoor space within reach of local facilities. The outdoor areas provide a welcome addition to this conveniently located home.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.