



17 Parkdale Road, Bolton

£145,000 Freehold

- Two double bedroom terrace property • Modern kitchen with integrated appliances • Modern shower room with sparkle shower panelling • Fitted wardrobes in both bedrooms • Recent new roof installed • Recently repointed
- Close to Tonge Park • Walking distance to local amenities • Close to great schools both primary and secondary • Excellent investment opportunity or first time buyer property





This well-presented two-bedroom terraced house offers an excellent opportunity for first-time buyers or investors seeking a property in a sought-after location. The home features two spacious double bedrooms, each with fitted wardrobes, providing ample storage and a sense of comfort. The modern kitchen is equipped with integrated appliances, making meal preparation both efficient and enjoyable.

The shower room is finished to a high standard, boasting contemporary sparkle shower panelling for a stylish touch. The property has been well maintained, with a recently installed new roof and repointing ensuring peace of mind for years to come. Situated close to Tonge Park, the house benefits from easy access to green spaces, ideal for leisure and recreation. Local amenities, including shops, cafes, and public transport links, are within walking distance, making every-day living convenient and stress-free.

GROUND FLOOR

1ST 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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Externally, the property enjoys low-maintenance outside spaces to the front and rear. The front yard is fully flagged, enclosed by a low-level brick wall and finished with a wrought iron gate, providing both security and kerb appeal. To the rear, the fully flagged yard is surrounded by a sturdy brick wall and accessed via a timber gate, offering a private outdoor retreat that is perfect for relaxing or entertaining guests. The outdoor areas are designed with ease of upkeep in mind, allowing you to enjoy your home without the burthen of extensive gardening. This property combines comfortable, modern living with practical outside space, all within a popular residential location. Early viewing is highly recommended to appreciate the quality and potential this home has to offer.