



116 Crossdale Road, Bolton

£200,000 Leasehold

Two double bedroom semi detached bungalow • In need of modernisation • Detached garage to rear with up and over door • Gardens to front and rear • Large driveway for multiple vehicles • Walking distance to local amenities • Close to good schools both primary and secondary • Excellent investment opportunity • Perfect first time buyer property • Bedroom one with fitted wardrobes

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This two bedroom semi detached bungalow presents an excellent opportunity for first time buyers, investors, or those seeking a property to modernise and make their own. The layout includes two generous double bedrooms, with the principal bedroom featuring fitted wardrobes for convenient storage. A spacious lounge and a separate kitchen provide ample living space, while the bathroom and hallway complete the interior arrangement.

The property is in need of modernisation, offering the potential to add value and personalise the home to your own tastes. Situated within walking distance to local amenities and close to both primary and secondary schools, this bungalow is ideally positioned for families or those looking for easy access to every-day essentials. The property also benefits from a detached garage to the rear, accessed via an up and over door, providing secure storage or parking options. With its practical layout and desirable location, this home represents a superb investment or a perfect first step onto the property ladder.

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

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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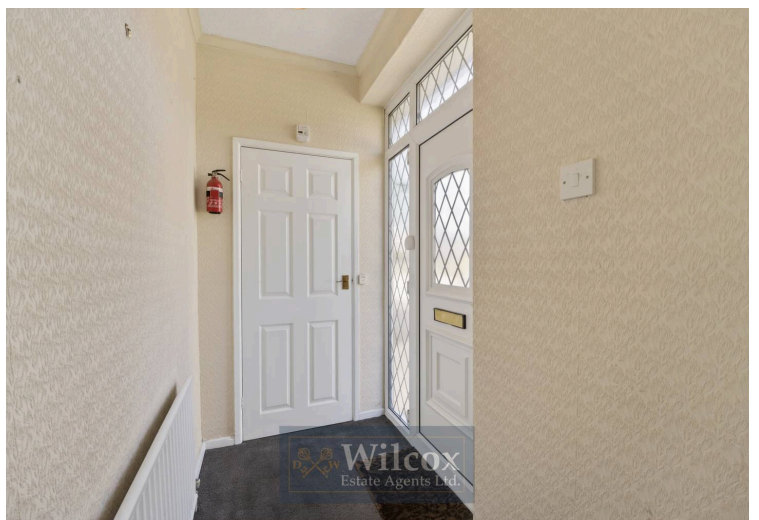
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The outside space is equally appealing, with a tarmac driveway to the front offering parking for up to three vehicles, ensuring convenience for residents and visitors alike. A small lawned area and a flagged pathway lead to the front door, creating a welcoming entrance and adding to the kerb appeal. The gardens to both the front and rear provide outdoor space for relaxation, gardening, or entertaining, with the rear garden offering additional privacy and scope for landscaping or further development (subject to any necessary permissions). The detached garage to the rear enhances the overall functionality of the property, whether used for parking, storage, or as a workshop. This bungalow combines generous outside space, practical features, and a sought-after location, making it a property with significant potential for a range of buyers. Early viewing is recommended to appreciate the possibilities this home has to offer.