



17 Thornley Avenue, Bolton

Guide Price £144,000

Miller Metcalfe
Every step of the way

17 Thornley Avenue

Bolton, Bolton

FOR SALE BY MODERN AUCTION - STARTING BID £160,000 PLUS RESERVATION FEES

Huge Potential To Renovate & Modernise Spacious Three Bedroom Semi Detached With Two Reception Rooms & Separate Kitchen ** This well kept three bedroom home has been a much loved family home for many years. Dated throughout and requiring modernisation, the house beams with unrivalled potential to renovate and restore. Take advantage of two large reception rooms, a separate kitchen which is full of light plus three generous bedrooms. The house is available immediately with no upward chain. Thornley Avenue is a quiet and well regarded spot located just off Ivy Road in Smithills. A number of excellent amenities are close by such as schools, shops, supermarkets and leisure facilities. We think the property would be absolutely ideal for a growing family looking to put their own stamp on something to truly make their own. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax band: B

Tenure: Freehold

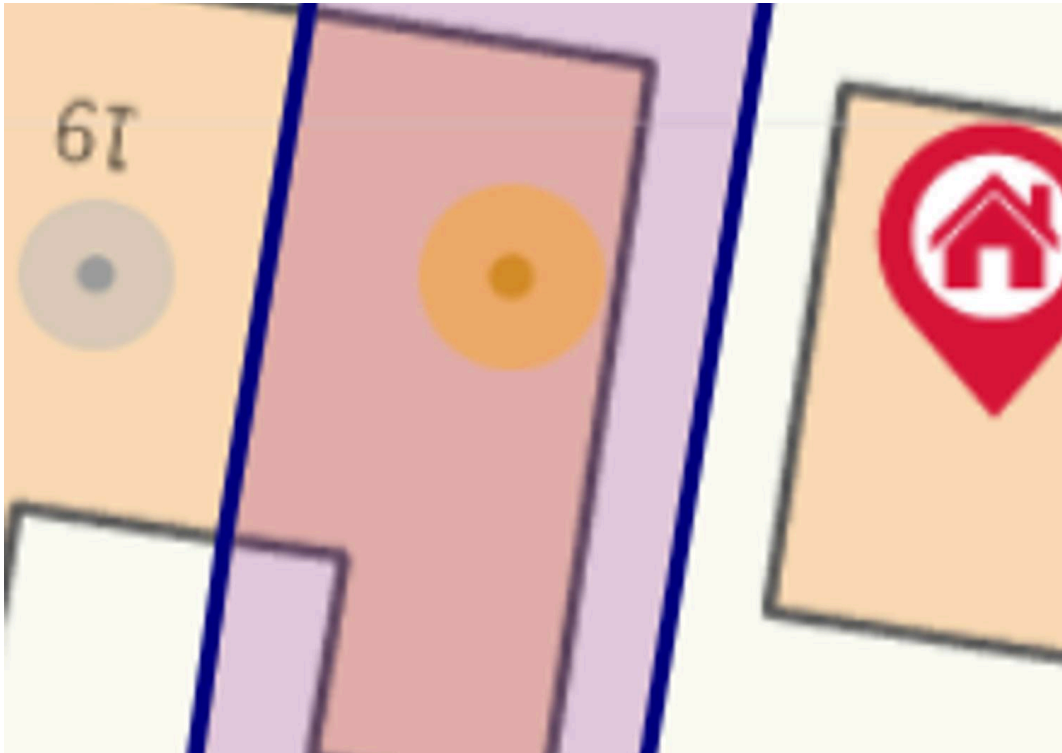
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

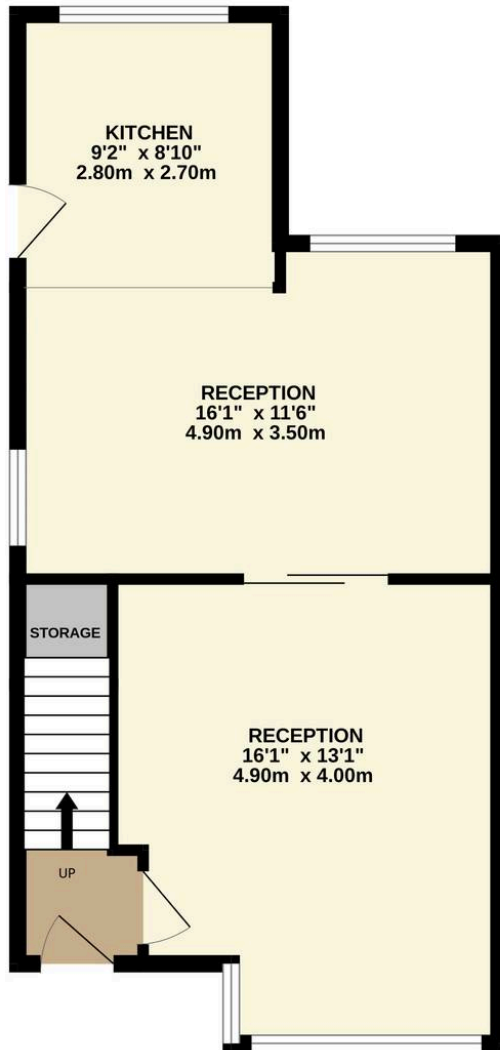




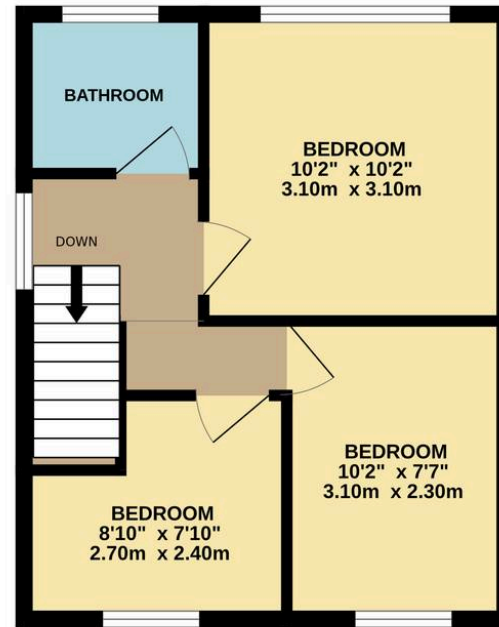




GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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.
Made with Metropix ©2026



Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way