



RESIDE

BOLTON



11 Augustus Street  
Bolton, BL3 2AG

Offers Over £120,000



# 11 Augustus Street

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Ideally located close to Bolton town centre, this 2-bedroom terrace offers fantastic potential for first-time buyers or investors, with an expected rental yield of around 8.35%.

The property features a separate entrance porch, a generous lounge with wooden flooring, and a spacious kitchen-diner to the rear, perfect for modern living. Outside, a private rear garden includes a storage shed and rear access, offering practicality and outdoor space with potential to create off road parking.

Upstairs, the large master bedroom provides plenty of room, while the second bedroom, currently used for storage, requires minor ceiling repairs, giving scope to add value. The family bathroom includes a three-piece suite and a large skylight, a standout feature rarely found in this style of home.

With on-street parking and no permit required, this property combines convenience, character, and excellent investment potential.

A great opportunity in a sought-after BL3 location, early viewing is highly recommended!





### Internal

The property offers a welcoming entrance porch leading into a spacious lounge with wooden flooring and plenty of natural light. To the rear is a well-sized kitchen diner, ideal for everyday living and entertaining. Upstairs features a large master bedroom and a second bedroom currently used for storage, which requires minor ceiling repairs (non-structural). The family bathroom includes a modern three-piece suite and a large skylight, creating a bright and airy feel throughout.

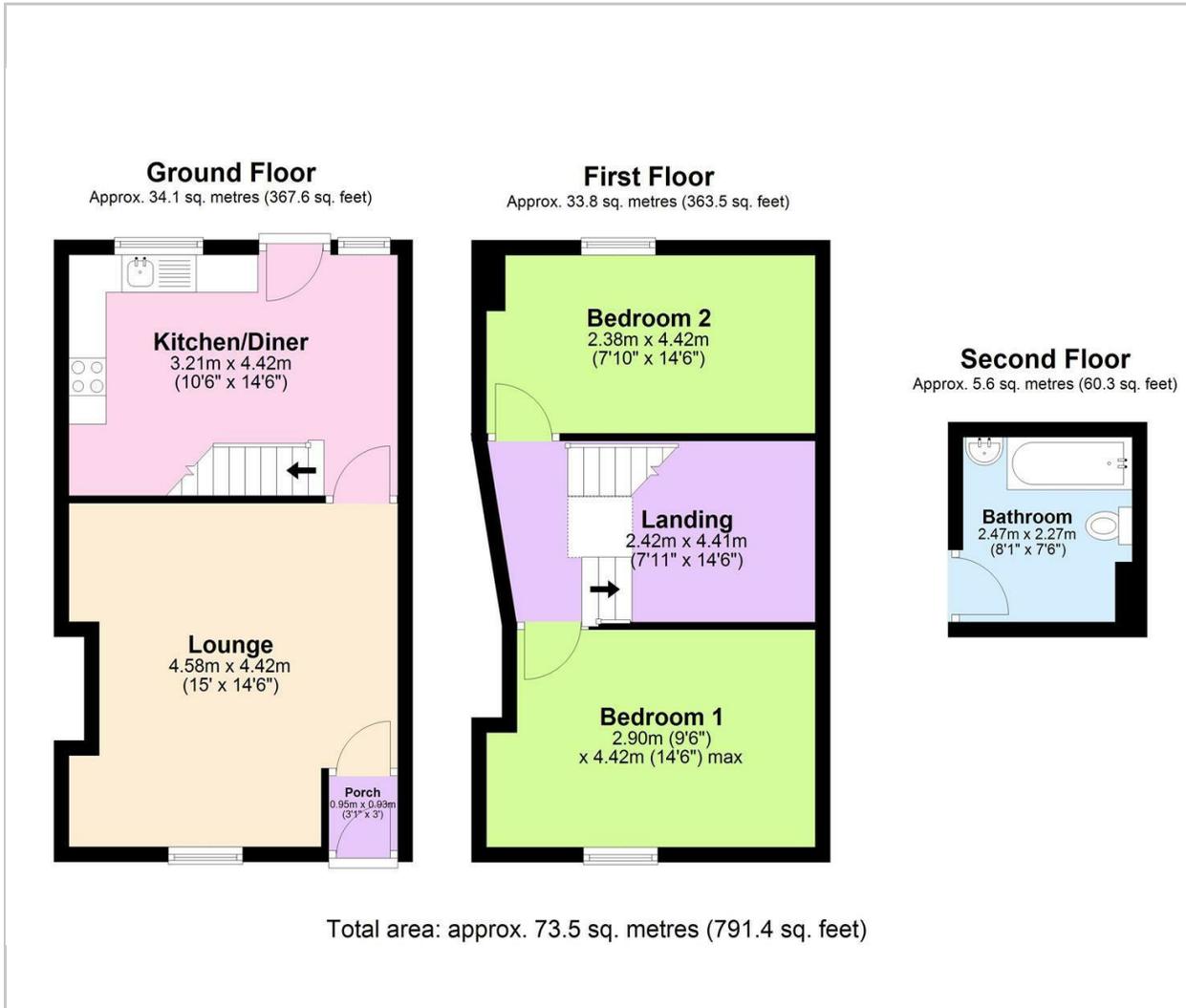
### External

To the rear, the property offers a low-maintenance garden with a useful storage shed and rear access for added convenience. There's potential to create off-road parking if desired, and the concrete boundary walls provide privacy while reducing the need for ongoing fence maintenance.

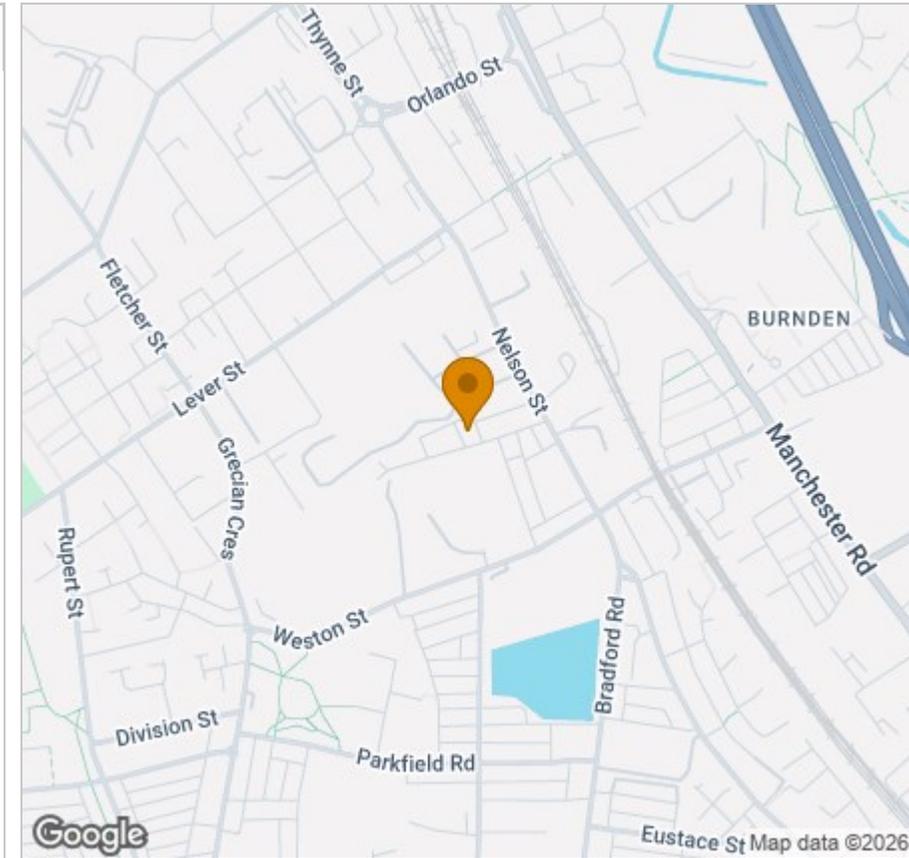
- Close to Bolton Town Centre
- Great Transport Links
- Generous Bedrooms
- Low Maintenance Garden
- Separate Entrance Porch
- Spacious Lounge



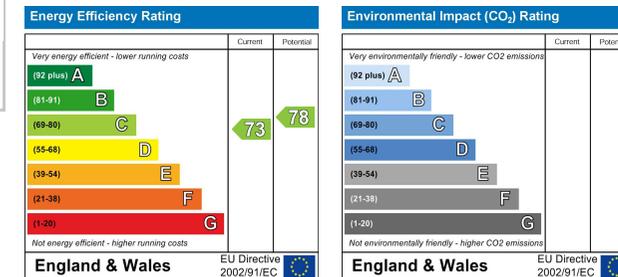
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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