



384 Tonge Moor Road, Bolton

£160,000 Leasehold

Three bedroom terrace property • Two reception rooms • Separate W.C. • Potential man cave in rear garden • Some modernisation required • Close to good schools both primary and secondary • Walking distance to local train station • Five minutes away from A666 to Manchester • Potential to create another bedroom in the loft step • Excellent investment or first time buyer property





This charming 3-bedroom terraced house boasts a warm and inviting ambience, perfect for families or first-time buyers looking to make their mark. The property features not one, but two reception rooms ideal for entertaining or relaxation. With a separate W.C. enhancing convenience, this abode offers a blend of functionality and practicality. Roam through the delightful rear garden and discover the potential man cave, a hidden gem awaiting your personal touch. While showcasing some modernisation opportunities, the residence presents a canvas for creative customisation.

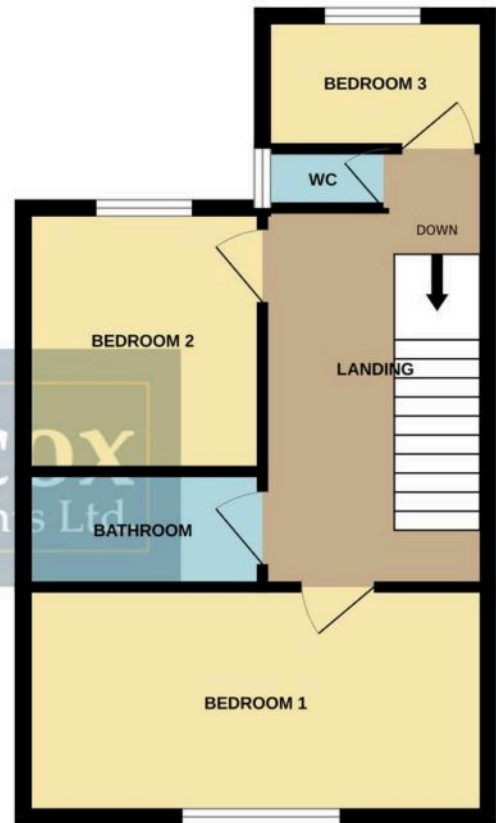


Situated within proximity to primary and secondary schools, and within walking distance of the local train station, residents can revel in the ease of commuting. For those frequenting Manchester, the property's prime location provides swift access to the A666, merely a five-minute drive away. Consider the loft space as a blank canvas for an additional bedroom, subject to obtaining necessary planning permissions. An investment opportunity not to be missed, this property offers the best of both worlds for astute buyers seeking their dream home or a lucrative venture.

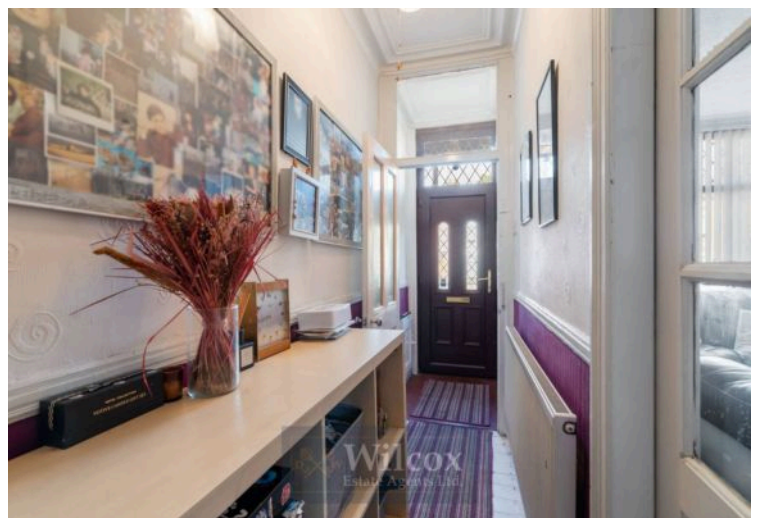
GROUND FLOOR



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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Outdoors, the property's exterior unfolds a delightful oasis, starting with a flagged pathway leading to the front garden. The frontage features an elegant combination of shale and stoned areas, enhanced by a small tree, a low-level brick wall, and a wrought iron gate - the perfect welcome for residents and guests alike. Transitioning to the rear, an immediate decked patio area sets the stage for al fresco dining or serene outdoor retreats. Artificial grass lends a touch of greenery without the maintenance fuss, while a timber shed provides additional storage options. As dusk falls, exterior security lighting illuminates the surroundings, offering peace of mind and enhancing the property's security features. Conveniently equipped with an outside hosepipe connection, maintaining the garden is a breeze. Embracing practicality and privacy, folding timber gates to the rear ensure secure off-road parking for residents. Beyond the charming facade lies a blend of contemporary comforts and outdoor bliss, culminating in a haven for relaxation and leisure.