

## 657 Tonge Moor Road, Bolton

£150,000 Leasehold

Two double bedroom terrace • Two reception rooms • Modern wetroom • Separate W.C. • Offroad parking to rear • In need of some modernisation • Potential to Dorma the loft STPP • Excellent investment opportunity • Walking distance to Cannon Slade Secondary school • Close to two train stations

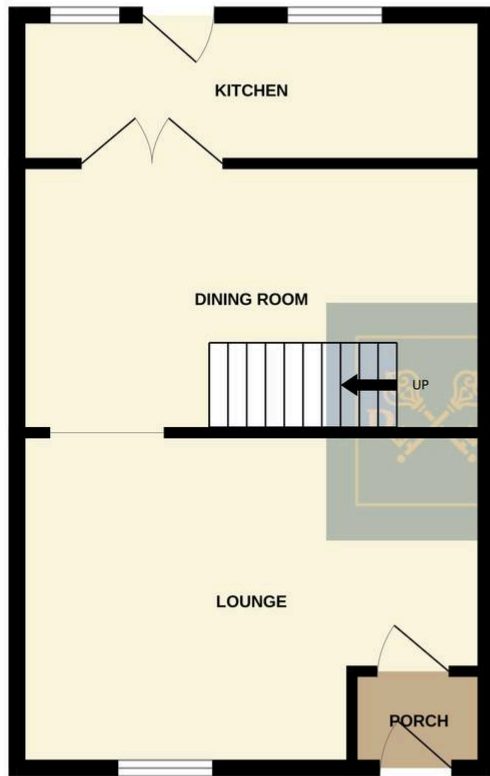




Nestled in a sought-after residential area, this two double bedroom terraced house presents an excellent opportunity for first-time buyers, families, or investors alike. The property is thoughtfully arranged over two floors and features two generously sized reception rooms, offering versatile living and dining spaces. The modern wet room provides a stylish and practical showering solution, complemented by a separate W.C. for added convenience. Both bedrooms are well-proportioned doubles, providing comfortable accommodation with ample space for storage. While the property would benefit from some modernisation, it offers fantastic potential for personalisation and value enhancement

There is also the exciting possibility of converting the loft to a dormer (subject to planning permission), which could add further living space to suit a growing family or increase rental yield. The house is ideally located within walking distance of the highly regarded Cannon Slade Secondary School, making it a prime choice for families seeking quality education nearby. Commuters will appreciate the close proximity to two train stations, offering excellent transport links to surrounding areas. Off-road parking to the rear of the property ensures practicality and peace of mind for homeowners and visitors alike.

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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The outside space is both inviting and low maintenance, featuring a block paved pathway that leads to the front door. The frontage is enhanced by small bushes, shrubs, and planters, providing a welcoming touch of greenery and kerb appeal. A brick wall surrounds the front garden, while a wrought iron gate offers both security and charm. The rear of the property provides off-road parking, a highly sought-after feature in this area, ensuring convenience for residents. The outdoor areas present a blank canvas for those wishing to create their own garden retreat or further enhance the property's external appeal. With its combination of practical features, potential for improvement, and prime location, this terraced house represents a superb investment opportunity and a chance to create a wonderful home in a popular neighbourhood. Early viewing is highly recommended to appreciate all that this property has to offer.