



10 Mortfield Gardens, Bolton

£145,000 Freehold

Two bedroom mid terrace property • All electric property • Cul-de sac position • In need of some modernisation • Allocated parking for one vehicle to the rear • Excellent investment opportunity • Perfect first time buyer property • Walking distance to local amenities • Close to good schools both primary and secondary • Close to Bolton two centre



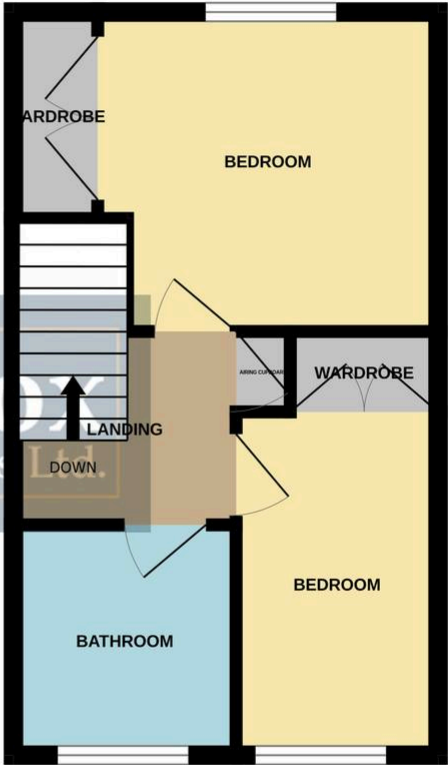
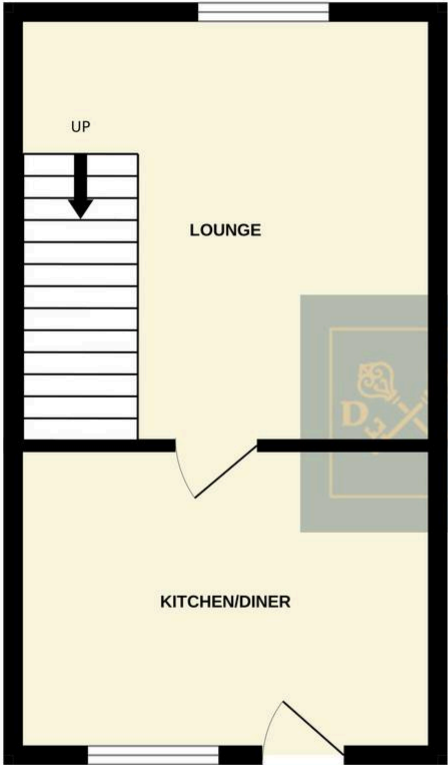


Nestled in a quiet cul-de-sac, this two bedroom mid-terrace property presents an excellent opportunity for both first time buyers and investors alike. The home is all electric, offering a straightforward and manageable layout that is ready for a new owner's vision. While in need of some modernisation, the property provides a blank canvas to create a comfortable and contemporary living space. The ground floor comprises a welcoming entrance, a spacious living area, and a kitchen that looks out to the rear of the property. Upstairs, you will find two well-proportioned bedrooms and a family bathroom, making it ideal for couples, young families, or those looking to downsize.

The property is within walking distance to a range of local amenities and is conveniently located for access to good primary and secondary schools. Bolton town centre is also nearby, offering a variety of shops, restaurants, and transport links for easy commuting. With allocated parking for one vehicle to the rear, this home combines practicality with potential, making it a sound investment for the future.

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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Outside, the property benefits from a low maintenance flagged pathway leading to the entrance, complemented by a small lawned area at the front. The external electric metre is easily accessible, providing added convenience for residents. To the rear, a private outdoor space features a small artificial lawned area, ideal for relaxing or entertaining guests. The garden is enclosed with fence panels, ensuring privacy and security for children or pets. The manageable size of the outdoor space means minimal upkeep, allowing you to enjoy the benefits of a garden without the demands of extensive maintenance. Whether you are looking to create a vibrant outdoor retreat or simply enjoy a quiet morning coffee, this property's outside space offers great potential to suit your lifestyle. With allocated parking positioned to the rear, you can enjoy peace of mind knowing your vehicle is safely accommodated. This property combines a practical layout, a sought-after location, and the opportunity to add value, making it a must-see for those seeking a home with promise.