





15 Shelbourne Avenue, Bolton

£135,000 Leasehold

Auction guide price of £135,000 plus reservation fee • Full modernisation required • Two double bedroom semi detached property • Driveway for one vehicle • Excellent opportunity to create your own home • Highly sought after location • Potential to extend STPP • Close to Moss Bank Park • Close to great schools both primary and secondary • Close to local amenities

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ffered to the market with an auction guide price of £135,000 plus reservation fee, this two double bedroom semi detached house presents an excellent opportunity for buyers looking to create their own home. The property requires full modernisation, making it an ideal project for those wishing to add their own style and value. Situated in a highly sought after location, the house is within close proximity to Moss Bank Park, renowned for its green open spaces and leisure facilities, as well as a selection of excellent primary and secondary schools.

Local amenities are just a short distance away, offering convenience for everyday needs. The accommodation comprises two generously sized double bedrooms, with scope to reconfigure or extend the existing layout (subject to planning permission), allowing the new owner to maximise the potential of the property. The ground floor includes a spacious living area and kitchen, both of which are ready for refurbishment. This property benefits from a flagged driveway providing off road parking for one vehicle, a valuable feature in the area.

GROUND FLOOR

1ST FLOOR



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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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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £135,000 PLUS RESERVATION FEE

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The outside space offers a range of features to complement the property. A tarmac pathway leads to the front entrance, bordered by a low level brick wall and established bushes, creating an attractive approach. There is gated access down the side of the house, providing additional privacy and potential for further landscaping. The rear garden includes a concrete patio area, ideal for outdoor seating or entertaining, as well as a shale section and established conifers and bushes. The garden is enclosed by a fence panel surround, offering both security and seclusion. The flagged driveway to the front ensures practical off road parking, while the overall plot provides scope for further improvement or extension (subject to planning permission). This property represents a rare chance to acquire a home in a desirable location, with ample outside space and the potential to add significant value through modernisation and personalisation. Early viewing is recommended to appreciate the possibilities on offer.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).