



90 Parkdale Road, Bolton

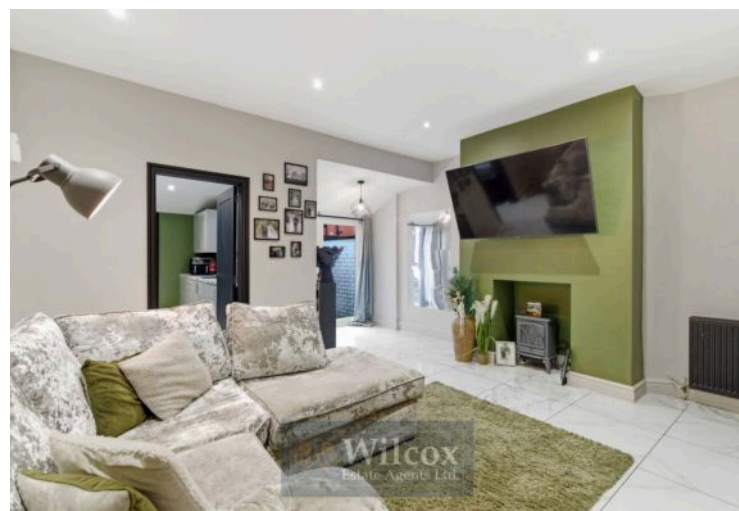
£190,000 Freehold

Two bedroom terraced property with loft room • Two reception rooms • Extension which can be used as an office or a multitude of uses • Four piece bathroom with a freestanding bath and walk in shower • Bespoke media wall in the lounge with feature fireplace • Stunning fitted wardrobes in primary bedrooms • The property is beautifully rendered • The property faces Tonge Park • Close to good schools both primary and secondary • Excellent first time buyer property





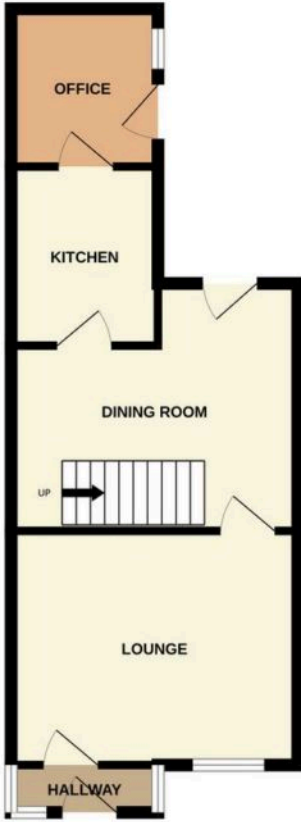
Wilcox
Estate Agents Ltd.



This beautifully rendered two bedroom terraced house, situated directly opposite the green expanse of Tonge Park, presents an exceptional opportunity for first time buyers or those seeking a stylish and versatile home. The property features two well-proportioned reception rooms, ideal for relaxing or entertaining, with the main lounge boasting a bespoke media wall and a striking feature fireplace that creates a contemporary focal point.

An extension to the rear of the property provides a flexible space, perfectly suited as a home office, playroom or additional living area, catering to a variety of lifestyle needs. Upstairs, the two bedrooms are thoughtfully designed, with the primary bedroom benefiting from stunning fitted wardrobes that offer generous storage. A loft room adds further versatility, providing extra space for guests, hobbies or storage. The four-piece family bathroom is finished to a high standard and features a freestanding bath, a walk-in shower, a modern wash basin and a WC, delivering both comfort and style. The property's location is particularly appealing, with excellent primary and secondary schools close by, making it an ideal choice for young families or professionals.

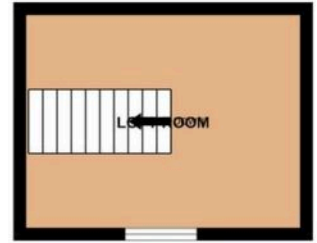
GROUND FLOOR



1ST FLOOR



2ND 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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Externally, the home is approached via a flagged pathway, which leads to the entrance and is bordered by a low brick wall for privacy and security. A timber gate provides access to the front, enhancing the sense of seclusion while maintaining a welcoming approach. The frontage is designed for low maintenance, allowing you to enjoy the outlook over Tonge Park without the need for extensive upkeep. The immediate surroundings are peaceful and well maintained, with the park providing a pleasant green outlook and recreational space just steps from your front door. This property successfully combines elegant interior features with a practical and attractive outdoor setting, making it a truly desirable residence in a sought-after location.