



## 2 bed terraced house to buy in

Tonge Moor Road, Bolton, Greater Manchester, BL2 2JR

**£100,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Sought After Area
- ✓ Garage To Rear
- ✓ 2 Bedrooms
- ✓ Generous Rooms Throughout
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100000

This mid-terrace property offers a fantastic opportunity for buyers looking to put their own stamp on a home. Situated in a convenient residential location, the property boasts attractive red brick frontage and strong kerb appeal, making it ideal for first-time buyers or investors alike.

Upon entering, you are welcomed into a bright and spacious living room, filled with natural light from large windows and featuring a charming fireplace as a focal point. The room provides a warm and inviting atmosphere, with plenty of scope to modernise and create a comfortable family space.

The kitchen offers a practical layout with ample storage and worktop space, complemented by traditional cabinetry and natural light. It presents an excellent opportunity to redesign into a modern and functional heart of the home.

Upstairs, the property features a generously sized main bedroom with built-in storage and plenty of natural light, alongside a second bedroom that offers a blank canvas for refurbishment—ideal as a guest room, nursery, or home office.

The bathroom includes a full-sized bath with overhead shower, wash basin, and WC, with a functional layout and great potential for updating to suit modern tastes.

Externally, the property benefits from a useful garage. This additional space provides excellent storage or workshop potential and could be adapted for a variety of uses.

Overall, this property offers great potential throughout and presents a fantastic opportunity to create a stylish and comfortable home in a well-connected location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 858

Annual Ground Rent Amount: £2.00

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

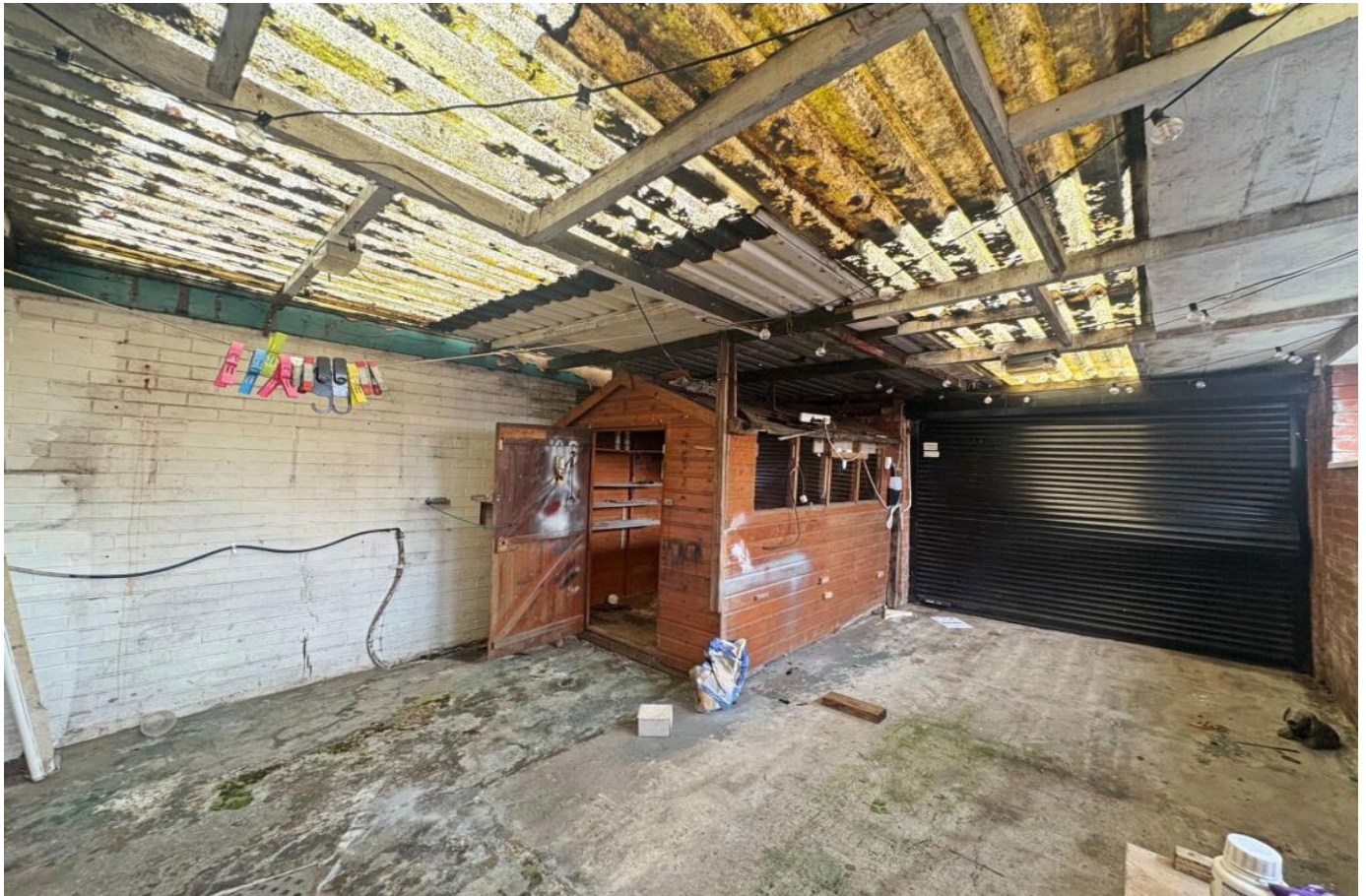
Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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