



### 3 bed terraced house to buy in

Croston Street, Bolton, Greater Manchester, bl3 4bb

**£125,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Three-bedroom renovation opportunity
- ✓ Spacious kitchen and separate
- ✓ Enclosed rear yard
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: No Heating

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Positioned on Croston Street, Bolton, this three-bedroom property presents an excellent opportunity for buyers looking to take on a full renovation project and create a home finished entirely to their own taste. Requiring significant updating throughout, the property offers well-proportioned accommodation, a practical layout and strong potential for improvement, making it well suited to investors, developers or buyers searching for a project.

The accommodation comprises a good-sized lounge to the front, offering scope to create a welcoming main reception room. To the rear, the kitchen provides a spacious area with fitted wall and base units, worktop surfaces, sink area and access towards the rear of the property. While the room requires modernisation, it offers a practical footprint with the potential to be transformed into a contemporary kitchen space.

To the first floor, there are three bedrooms, including a generous main bedroom positioned to the front with a large window allowing for plenty of natural light. The second bedroom overlooks the rear and offers flexibility as a further bedroom, guest room or home office, while the third bedroom would be ideal as a nursery, study, dressing room or single bedroom. The bathroom is fitted with a three-piece suite comprising a bath, wash basin and WC, and offers scope for a full and redesign.

Externally, the property benefits from an enclosed rear yard, offering a practical outdoor space with potential to be arranged for seating, storage or everyday use. With some attention, this area could provide a pleasant, low-maintenance extension of the home.

Croston Street is conveniently placed for a range of local amenities, including nearby shops, schools and everyday services, with further facilities available in Bolton town centre. The area is also well served by transport links, making it convenient for commuters and those needing access to surrounding areas.

With renovation required throughout, this property offers an exciting chance to add value and reimagine the space from the ground up, creating a comfortable home or investment in a convenient residential location.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

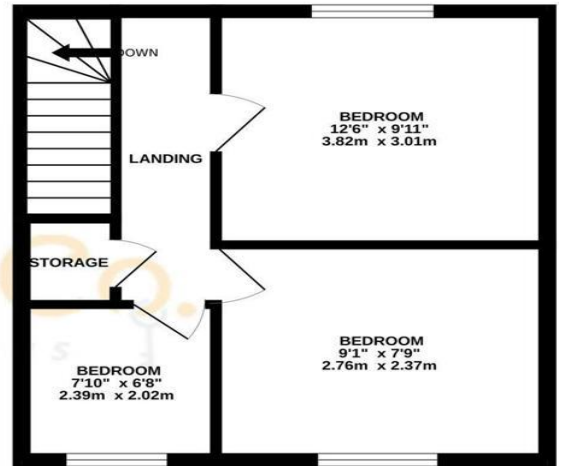
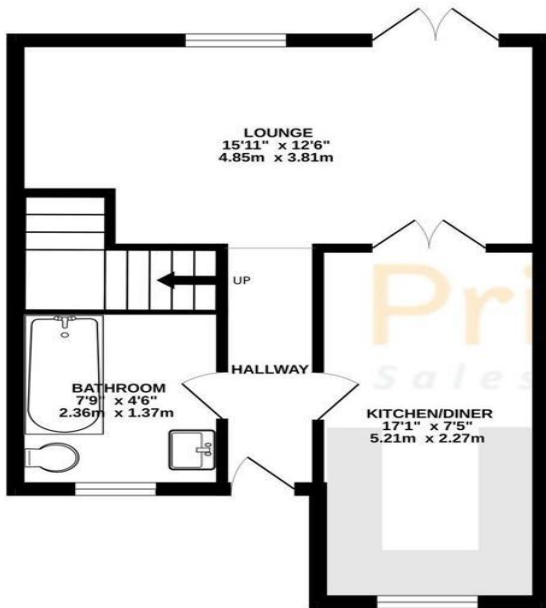
Property Type: Terraced House

Parking: On Street

Heating: No Heating

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Croston Street, Bolton, Greater Manchester, b13 4bb

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

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