



Claves.



## Seymour Road

Bolton, BL1 8PT

Offers around £180,000



Situated on Seymour Road in the highly convenient area of Astley Bridge, this large terraced property offers exceptional potential for buyers looking to invest in modernisation. With generous proportions, high ceilings, and over 2,500 sq ft of internal accommodation (including a double garage and cellar), the home is deceptively spacious and brimming with opportunity. Whether you're a landlord seeking a high-yield rental or a homeowner wanting to create your perfect property, this is an exciting blank canvas in a sought-after location.



## Living Space

The property welcomes you via an entrance vestibule onto a spacious hallway, setting the tone for the generous proportions throughout. At the front, the lounge enjoys a large bay window that floods the room with natural light. The second reception room, positioned centrally, is ideal as a formal dining area or flexible living space. At the end of the hallway, the kitchen provides a substantial footprint for redesign and opens into a further room at the rear with WC – perfect for conversion into a utility or ground-floor shower/wet room, particularly suiting multi-generational living arrangements.

## Bedrooms & Bathrooms

To the first floor, three well-proportioned bedrooms offer scope for updating. The layout also includes a three-piece bathroom with a walk-in corner shower, bath, and basin, plus a separate WC for added practicality.

## Cellar

Beneath the ground floor lies a large cellar, currently used for storage. With its substantial size, it offers excellent potential for conversion into additional living space (subject to relevant permissions).

## Outside Space

The property is garden-fronted, with a lawn and garden path leading to the entrance. To the rear, there is a large yard/garden and a detached double garage accessed via the end of the garden – a valuable feature in a terraced property.

## Location

Astley Bridge is one of Bolton's most popular residential areas, offering a great balance of convenience and community. The property is within walking distance of an excellent range of local amenities, including independent shops, cafes, pubs, and restaurants, as well as larger supermarkets and local retail parks. Families benefit from a selection of local schools in walking distance, while outdoor lovers can enjoy nearby green spaces and scenic walks, such as those at Moss Bank Park and the surrounding countryside. Commuters are well served with quick access to Bolton town centre, the A666 for connections to the motorway network, and rail links to Manchester and beyond.

## Key Details

Tax band: B

Tenure: Leasehold

Ground rent: £5 per annum

Lease term: 999 years (less 10 days) from 21 February 1874

Heating: Gas boiler and radiators

Boiler: Logic brand, located in the rear room on the ground floor

Energy rating: 70/C, considered good and higher than average

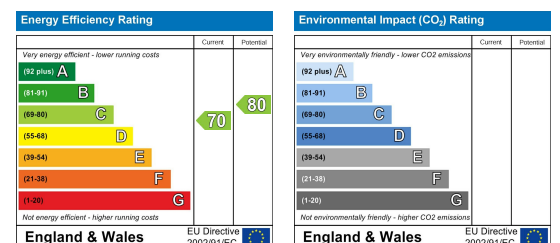
## Area Map



## Floor Plans



## Energy Efficiency Graph



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