

**13 Parkdale Road, Tonge Park, Bolton, BL2 2RG**



## **Offers In The Region Of £160,000**

Renovated and improved 2 bedroom mid terraced property ideally situated within easy access of local amenities, shops, schools and transport network. The property has undergone a programme of upgrades including kitchen and shower room, floorcoverings and decor throughout. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.



Located within easy access of local amenities, shops, schools and transport links this 2 bedroom mid terraced property makes a fantastic first time buy or buy to let investment. Having undergone a comprehensive update which include kitchen, shower room, floor coverings and decor throughout the property must be viewed to appreciate the size and condition on offer, The property comprises : Lounge, fitted kitchen diner, two generous bedrooms and shower room. Outside there are gardens to the front and enclosed courtyard to the rear. Sold with no chain and vacant possession.

### Porch

UPVC double glazed entrance door, door to:

### Lounge 13'2" x 13'11" (4.01m x 4.24m)

UPVC double window to front, double radiator, picture rail, two wall lights, door to:

### Kitchen/Diner 12'1" x 13'11" (3.68m x 4.24m)

Fitted with a matching range of pale grey base and eye level units with drawers, cornice trims and complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, laminate flooring, stairs to first floor landing, uPVC double glazed door to rear.

### Landing

Door to:

### Bedroom 1 13'3" x 13'11" (4.05m x 4.24m)

UPVC double glazed window to front, double radiator.

### Bedroom 2 11'11" x 9'9" (3.64m x 2.96m)

UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, door to:

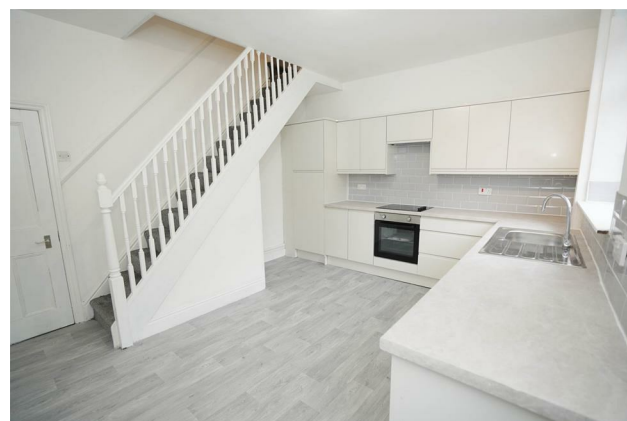
### Shower Room

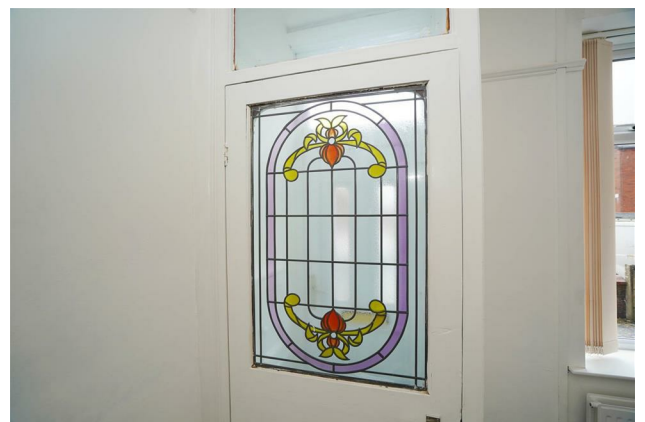
Recently refitted with three modern white suite comprising double shower enclosure with electric shower over, pedestal wash hand basin with mixer tap, low-level WC and full height wet wall panelling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

### Outside

Front garden, dwarf brick wall and fencing to front and sides with gravelled area and paved pathway leading to front entrance door.

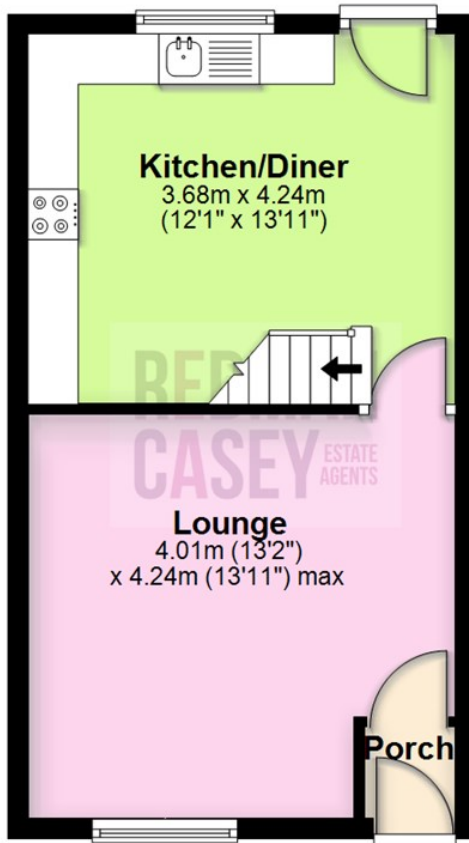
Rear garden, enclosed by brick wall and timber fencing to rear and sides, rear gated access, paved sun patio.





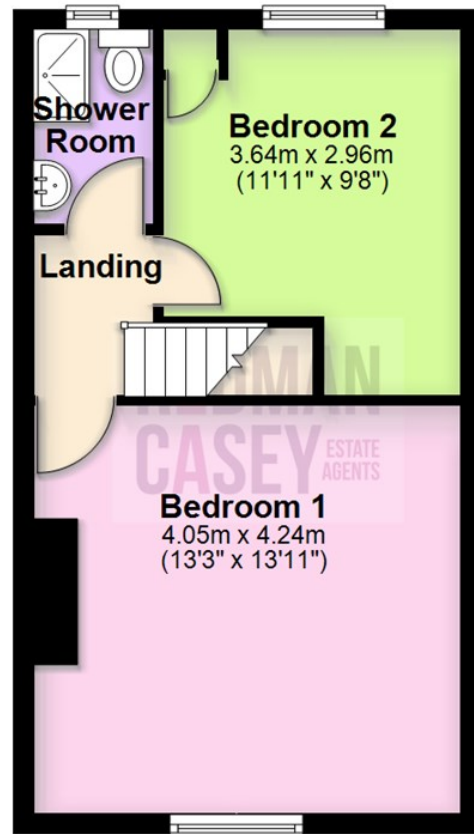
## Ground Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



## First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

