



## Thicketford Close

Tonge Fold Bolton 2 Double Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- NOT OVERLOOKED AT THE REAR
- BEAUTIFUL MODERN PROPERTY
- LOUNGE - STUDY AREA
- KITCHEN/DINER
- CLOSE TO SEVEN ACRES COUNTRY PARK
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC E

**Price £230,000**



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**\*\* NO UPWARD CHAIN \*\*** Beautiful modern bungalow not overlooked at the rear. Good size lounge, study area and gorgeous Kitchen/diner. 2 double bedrooms and bathroom. Close to Seven Acres Country Park.

**Entrance Hall 4'0" (1.22m) Max x 13'1" (3.99m)**

A glazed UPVC door welcomes you into the property. It has practical entrance matting followed by carpet. There is a radiator, a door to the meter cupboard, double doors to the storage cupboard which houses the combi boiler and a door into the study area.



**Lounge 10'5" (3.18m) x 17'4" (5.28m)**

The lounge is a good size and has a large window on the front elevation with a radiator positioned beneath. It is carpeted and the modern wall mounted electric fire is included in the sale.



**Study Area 8'1" (2.46m) x 9'6" (2.9m)** Is carpeted, has a radiator, a door into the kitchen/diner and is open plan to the lounge.

**KITCHEN/DINER**

**Kitchen Area 6'8" (2.03m) x 15'8" (4.78m)**

The kitchen is fitted with dove grey units and dark grey marble effect laminate worktops with tiled splashbacks. Built under electric oven and a built in ceramic hob with a stainless steel extractor above. There is a space ready plumbed for a washing machine and a single bowl stainless steel sink with a mixer tap and a window above overlooking the rear garden. On the side elevation there is a window and a glazed UPVC external door. Beautiful porcelain tiled flooring and the loft access hatch is located here too.



**Dining Area 9'0" (2.74m) x 10'5" (3.18m)**

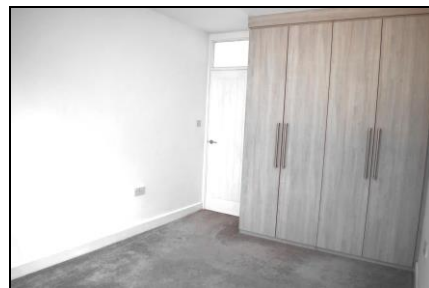
The dining area has plenty of room for a table and chairs. There is a radiator, beautiful porcelain tiled flooring and French doors opening into the rear garden.

**Inner Hall 3'0" (0.91m) x 6'9" (2.06m)**

The inner hall is carpeted and has doors into both bedrooms and the bathroom.

**Master Bedroom 8'11" (2.72m) x 13'10" (4.22m) Including Wardrobes**

The master bedroom is carpeted, has fitted wardrobes and a window on the rear elevation with a radiator positioned beneath.



**2nd Bedroom 8'11" (2.72m) x 12'11" (3.94m) Including Wardrobes**

This double bedroom has fitted wardrobes, a window on the front elevation with a radiator positioned beneath and is carpeted.

**Bathroom 5'6" (1.68m) x 6'7" (2.01m)**

The beautiful modern bathroom is fully tiled and is fitted with a white 3 piece suite, comprising of:- wc, wash basin in a combination vanity unit and a bath with a thermostatic shower over and a glass shower screen. There is a window with obscure glazing on the side elevation, a chrome heated towel rail and porcelain tiled flooring.



**Garage (NOT included in floor area) 11'0" (3.35m) x 18'5" (5.61m)**

The garage has an up and over garage door, power, lighting and a personnel door to the rear.

**General Information**

Leasehold - Lease is 990 years from 01/06/1966 with 931 years remaining.  
Ground Rent £12 pa - Combi boiler located in the cupboard in the hall.  
Water Meter - Council Tax Band C - EPC Rating E