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EDDITCH GROVE, TONGE FOLD, BL2 6BJ



- Mid terrace
- 2 bedrooms
- No upward chain involved
- Ground floor extension
- Close to amenities
- Good transport links
- uPVC double glazing
- Front garden, yard to rear



£114,950

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

An extended two bedroom mid terrace house with the advantage of no upward chain involved. The property is situated within a popular and convenient location, close to Bolton Town Centre, schools and good transport links. Viewing is recommended through Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises; Entrance vestibule, lounge, kitchen dining room and a useful storage/utility room. Upstairs there are two bedrooms and a bathroom. Property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance vestibule:

Lounge: 14' 3" x 12' 9" (4.34m x 3.88m) uPVC double glazed window, front aspect, feature fireplace incorporating an electric fire with a wooden mantle surround, radiator, coving to the ceiling.

Kitchen dining room: 12' 9" x 11' 6" (3.88m x 3.50m) uPVC double glazed window rear yard aspect, range of modern fitted units with complimentary working surfaces and tiled splash backs, built in oven and grill, inset four ring gas burner hob with a concealed extractor above, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a washing machine and a fridge freezer, radiator, staircase leading to the landing.

Storage room/utility: 8' 4" x 4' 0" (2.54m x 1.22m) Fitted shelving, uPVC door yard aspect

Landing: Doors leading to

Bedroom 1: 12' 9" x 11' 5" (3.88m x 3.48m) uPVC double glazed window front aspect fitted wardrobes and matching drawers, radiator.

Bedroom 2: 11' 6" x 7' 2" (3.50m x 2.18m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes and storage cupboards, access to the loft.

Bathroom: 8' 7" x 5' 3" (2.61m x 1.60m) uPVC frosted double glazed window rear aspect, white suite comprising, panel enclosed bath with mixer tap/shower attachment, close couple WC, wash basin with mixer tap, radiator, part down to the walls.

Outside: There is an enclosed garden the front. The rear there is an enclosed paved yard and the gate gives access to the rear lane.

Price: £114,950

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk.

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