

**TONGE MOOR ROAD, TONGE MOOR, BL2 2HR**



- Attention builders/speculators/landlords
- Three bedroom traditional terrace
- Two good reception rooms
- Requires updating work to attain potential
- Sold with no upward chain delay
- Gardens to front and the rear
- uPVC D.G, modern gas boiler, no chain delay
- Walk through viewing video available



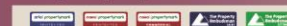
**£115,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom mid terrace traditional style, bay fronted family size home offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular residential location the town centre of Bolton is within easy reach as Bolton train station, a wonderful choice of shops, restaurants, sporting/leisure facilities and popular schools including; Cannon Slade are within easy reach. It is fair to point out that the property does require some internal cosmetic improvement works to totally fulfil its potential, and this has been reflected in the guide price. It is therefore, perhaps, an ideal opportunity to purchase a property and improve and update it to your own taste and specifications. This may well make an ideal investment property, are a superb addition to a rental portfolio.

The accommodation and offer briefly comprises: entrance vestibule, reception hallway, bay window lounge, dining room, kitchen, first floor landing, three bedrooms and a family bathroom suite. There are garden areas to both the front and the rear. Although clearly works are required there is uPVC double glazing, a gas central heating boiler and a trip switch fuse box already in place. Importantly, the property is sold with no further upward chain delay, so once the sale is agreed, it is hoped a quick completion can be arranged. In the first instance there is a walk-through viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton on: 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting; [www.cardwells.co.uk](http://www.cardwells.co.uk). In the first instance there is a walk through viewing video available to watch.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:** The overall approximate floor area is around 947 ft.².

**Entrance vestibule:** 2' 11" x 3' 1" (0.88m x 0.940m) Entrance vestibule

**Reception hallway:** 11' 8" x 3' 1" (3.544m x 0.940m) Radiator, tiled flooring, stairs off to the first floor.

**Living room:** 13' 9" x 10' 11" (4.200m x 3.321m) Measured at maximum points into the uPVC bay window to the front of the property, radiator.

**Dining room:** 14' 6" x 14' 7" (4.418m x 4.440m) Measured at maximum points, uPVC window to the rear, radiator, ceramic tile flooring.

**Kitchen:** 8' 10" x 7' 1" (2.695m x 2.154m) Stainless steel sink, ceramic wall tiling, freestanding cooker, wall mounted gas central heating boiler, uPVC window to the rear, radiator, rear entrance door.

**First floor landing:** 14' 8" x 4' 8" (4.465m x 1.425m) Loft access point, fitted store cupboard.

**Bedroom 1:** uPVC window to the front, radiator.

**Bedroom 2:** 9' 11" x 9' 7" (3.035m x 2.910m) uPVC window to the rear, radiator.

**Bedroom 3:** 8' 10" x 6' 9" (2.705m x 2.063m) UPVC window to the rear, radiator.

**Bathroom:** 9' 6" x 4' 4" (2.884m x 1.326m) A white three piece bathroom suite comprising: pedestal wash hand basin, WC and bath with electric shower over, radiator, ceramic wall tiling.

**Front garden:** The front garden is set behind a low level brick wall with decorative wrought iron railings to the top.

**Rear garden:** The rear garden is fully enclosed and flagged in a patio style for easy maintenance and all year round enjoyment.

**Plot size:** The overall approximate plot size extends to around 0.02 of an acre.

**Chain details:** The properties sold with early vacant possession and no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold with around 846 years remaining on the lease, being a term of 995 years from the 12th of November 1874, with an annual ground rent of around £3.50.

**Bolton council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly

by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

