



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propeo.co.uk

TONGE FOLD ROAD, TONGE FOLD, BL2 6AN



- Characterful detached house
- No upward chain involved
- Spacious family home
- Quiet location, generous size plot
- 3 reception rooms, kitchen dining room
- 4 bedrooms, 2 shower rooms, bathroom
- Conservatory, gardens, large driveway
- Close to good amenities



Offers Over £400,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no upward chain involved! A great opportunity to purchase this characterful detached family home, which is tucked away in a lovely quiet leafy location. The property has local Historic importance as it is situated on the plot of the old 'Dug & Kennel inn'. The area is well served with good local amenities, including shops, schools and transport links. Bolton town centre and the A666 (St. Peters way) are close by. This four bedroom property has many features, which include, Guest wc, two large reception rooms, office/study, kitchen dining room, utility room, conservatory, four good sized bedrooms, two shower rooms and a family bathroom. Outside there is a large driveway leads along the front elevation and wooden gates gives access to the rear. From the driveway a metal gate opens down onto a lovely laid to lawn garden with mature trees plants and floral displays. To the side elevation there is a block paved patio with raised trees plants and floral displays. The rear elevation steps lead up to a raised later along garden with mature trees plants displays. The property also benefits from double glazing into the majority and gas central heating. To arrange a viewing please contact Cardwells estate agents Bolton (01204) 381281, bolton@cardwell.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to:

Entrance Porch: UPVC double glazed window to the front aspect, radiator below, tiled floor.

Guest WC: UPVC double glazed window to the front aspect, radiator below, close coupled WC, wash hand basin with mixer tap inset to a vanity cupboard, fitted cloaks cupboard, tiled floor, extractor fan.

Dining Room: 15' 6" x 20' 4" (4.72m x 6.19m) UPVC double glazed window to the front aspect, wooden flooring, radiator, spindled staircase leading to the landing. part wooden panelling to the walls.

Lounge: 22' 4" x 16' 10" (6.80m x 5.13m) 2 UPVC double glazed windows to the front and rear aspect, wooden flooring, radiator, feature ornamental stone fireplace and bar, part wooden panelling to the walls.

Office: 6' 10" x 11' 11" (2.08m x 3.63m) UPVC double glazed window to the garden aspect, radiator below, wooden flooring, fitted shelving.

Kitchen Breakfast Room: 22' 3" x 15' 7" (6.78m x 4.75m) 2 UPVC double glazed windows to the front and rear aspect, fitted wall and base units with a central island breakfast bar, inset stainless steel sink unit with mixer tap, space for a range cooker, extractor hood above, space for a dishwasher and a freezer, tiled floor, 2 radiators, tiled splashback.

Utility Room: 7' 0" x 11' 4" (2.13m x 3.45m) UPVC double glazed door and window to the rear garden aspect, fitted wall and base units with a complementary worktop and breakfast bar, inset 'Franke' stainless steel twin bowl sink unit with mixer tap, space and plumbing for a washing machine and space for a tumble dryer, tiled floor, tiled splashbacks radiator.

Conservatory: 17' 9" x 13' 0" (5.41m x 3.96m) UPVC double glazed with twin opening door opening onto the patio, two radiators.

Inner Hallway: Doors lead to:

Master Bedroom: 15' 6" x 13' 6" (4.72m x 4.11m) 2 UPVC double glazed windows to the front and rear aspect, mirror fronted sliding wardrobes, radiator, built-in eaves storage cupboard.

Shower Room: 10' 0" x 5' 3" (3.05m x 1.60m) UPVC double glazed window to the rear aspect, shower cubicle, close coupled WC, bidet, wash hand basin, part tiling to the walls, radiator, extractor fan

Bedroom Two: 16' 0" x 12' 10" (4.87m x 3.91m) 2 UPVC double glazed windows to the front and rear aspect, range of fitted wardrobes with overhead storage cupboards and matching drawers, radiator, built-in eaves/storage cupboard.

2nd Shower Room: 2 UPVC double glazed windows to the rear garden aspect, shower cubicle, close coupled WC, wash basin, built-in airing cupboard, tiling to the walls.

Bedroom Three: 9' 4" x 13' 6" (2.84m x 4.11m) UPVC double glazed window to the rear aspect, radiator.

Bedroom Four: 9' 4" x 9' 0" (2.84m x 2.74m) UPVC double glazed window to the front aspect, radiator.

Family Bathroom: 6' 9" x 10' 5" (2.06m x 3.17m) UPVC double glazed window to the rear aspect, enclosed corner bath with mix tap and shower attachments, shower cubicle, close couple WC, wash basin, tiled floor, part tiling to the walls.

Important Notice: There was a previous planning application approved in 2007. The planning permission has now expired. Any further enquiries should be directed to Bolton Planning Department Application Number 82133/09.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.25 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2625.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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