



Total area: approx. 76.4 sq. metres (821.8 sq. feet)

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KINGSTON AVENUE, TONGE PARK, BL2 2QY



- Extended semi detached home
- Stylish open plan fitted kitchen/diner
- The kitchen is the hub of the home
- Kitchen patio doors off to the rear garden
- Two double bedrooms
- Modern white 3pc bathroom suite
- Landscaped rear gardens
- Private driveway parking to the front



Offers in Excess of £180,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An extended and very well presented semi detached home set in a cul de sac location, just a short walk from Tonge Park. The location is superb being within easy reach of both primary and secondary schools, shops, restaurants, the town centre of Bolton, the motorway network via Saint Peters Way and the railway network via both Bolton train station and Hall lth Wood train stations. The accommodation extends to around 786 ft.² and briefly comprises: entrance porch, living room with bay window, beautiful extended open plan stylish professionally kitchen/diner complete with Velux windows and double patio doors that open out onto the rear garden, the whole room is flooded with natural light. To the first floor there is a landing, a very generously sized master bedroom, a double second bedroom and a stylish white three-piece family bathroom suite. To the rear the garden is fully enclosed and landscaped with both lawn and patio space whilst to the front is private off-road driveway car parking. The stylish home benefits from uPVC double glazing, gas combination central heating and there is a great deal to admire. Viewing is highly recommended to appreciate all on offer, and in the first instance, there is a walk through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 786 ft.².

Entrance vestibule: 5' 4" x 5' 1" (1.636m x 1.554m) uPVC window and uPVC double glazed door to the front, built-in storage space/meter cupboard, quality internal door opens into the living room.

Living room: 15' 3" x 14' 1" (4.652m x 4.300m) uPVC bay window to the front, thick carpeting, neutral decorations, radiator .

Kitchen diner: 14' 2" x 13' 6" (4.307m x 4.115m) An extended kitchen diner which is flooded with natural light from the two double glazed sky windows, the uPVC window overlooking the garden and the double patio doors which open out onto the rear garden. This is a stylish fitted kitchen with an excellent range of matching: drawers, base and wall cabinets finished in gloss white and completed with a contrasting dark work surface which is also used in the central island which extends into a breakfast bar, there is ample space for an American style fridge freezer, space for the washing machine, radiator insert ceiling spot lighting, and storage space

Master bedroom: 14' 2" x 13' 4" (4.316m x 4.064m) uPVC window to the front, radiator, quality carpeting, neutral decorations .

Bedroom 2: 12' 3" x 9' 2" (3.733m x 2.798m) Measured at maximum points. uPVC window overlooking the rear garden, radiator, quality carpeting, neutral decorations, loft access point.

Bathroom: 6' 8" x 4' 8" (2.042m x 1.426m) A modern white three-piece bathroom suite comprising: dual flush WC wash hand basin with storage space below and bath with both hand held and overhead shower options, fitted shower screen, heated towel rail, uPVC window, extractor fan, spotlighting, stylish ceramic tiling to the walls and floor.

Plot size: The overall approximate plot size is around 0.03 of an acre.

Rear garden: Rear garden is fully enclosed and has been landscaped enjoying a lawn garden area, and a generous flagged patio area, meaning that the garden is perfect for children's play and entertaining. with an outside tap, and side gate.

Parking: There is private off-road driveway car parking to the front of the property.

Chain details: The property is sold with an upward chain. The details of which have yet to be established

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 B at an annual cost of around £1,670 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is Freehold.

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 at your convenience.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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.

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