



**SCOWCROFT STREET, TONGE MOOR, BL2 2HD**



- End townhouse
- Accommodation over three floors
- Modern bathroom & en-suite
- Three bedrooms
- Downstairs/wc
- Allocated parking
- South East facing rear garden
- Close to local amenities



**Offers in the Region Of £180,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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, R.W.L. Cardwell & R.W. Thompson.





Located just off Tonge Moor Road, is this good sized end townhouse which offers accommodation over three floors. The property does require some modernisation and is offered for sale with no onward chain. Internally the property comprises an entrance hallway, cloakroom/wc, kitchen/diner and lounge with bi-fold doors to the ground floor, two bedrooms and a modern fitted bathroom to the first floor. The master suite incorporates a large bedroom, dressing area and en-suite to the second floor. Externally there is an allocated parking space with a lawned garden and flagged path leading to the front door. The rear of the property is South East facing and has a decking area which leads onto a large lawned garden. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Wooden flooring, radiator.

**Cloakroom/wc:** Extractor fan, WC, wash hand basin.

**Kitchen/diner:** 16' 1" x 6' 1" (4.89m x 1.86m) Radiator, double glazed window to the front, range of fitted wall and base units with under unit lighting, extractor fan, integrated gas hob, electric oven, washing machine, dishwasher, fridge freezer, single bowl stainless steel sink with mixer tap and drainer, tiled floors.

**Lounge:** 14' 8" x 12' 10" (4.46m x 3.92m) Radiator, wooden flooring, bi-fold doors leading out onto the decking and garden to the rear.

**Landing:** Double glazed windows to the side and the front, radiator, stairs to the second floor.

**Bedroom 2:** 12' 11" x 12' 5" (3.93m x 3.78m) Double glazed window to the rear, radiator.

**Bedroom 3:** 11' 1" x 6' 3" (3.39m x 1.90m) Double glazed window to the front, radiator.

**Bathroom:** 6' 8" x 6' 2" (2.03m x 1.87m) Wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin, panel bath with mixer tap, extractor fan, tiled floor and walls.

**Second floor landing:** Double glazed window to the side, radiator.

**Bedroom 1:** 13' 0" x 12' 1" (3.97m x 3.69m) Radiator, double glazed skylights to the rear, open into the dressing area with fitted wardrobes, storage cupboard, loft access.

**En-suite:** 9' 4" x 7' 3" (2.84m x 2.21m) Extractor fan, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin in vanity unit, walk-in shower cubicle.

**Externally:** To the front of the property, there is an allocated parking space with a lawn garden and flagged path leading to the front door. The rear of the property is South East facing and has a decking area which leads onto a large lawned garden.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2007

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1,670

**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](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.

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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

