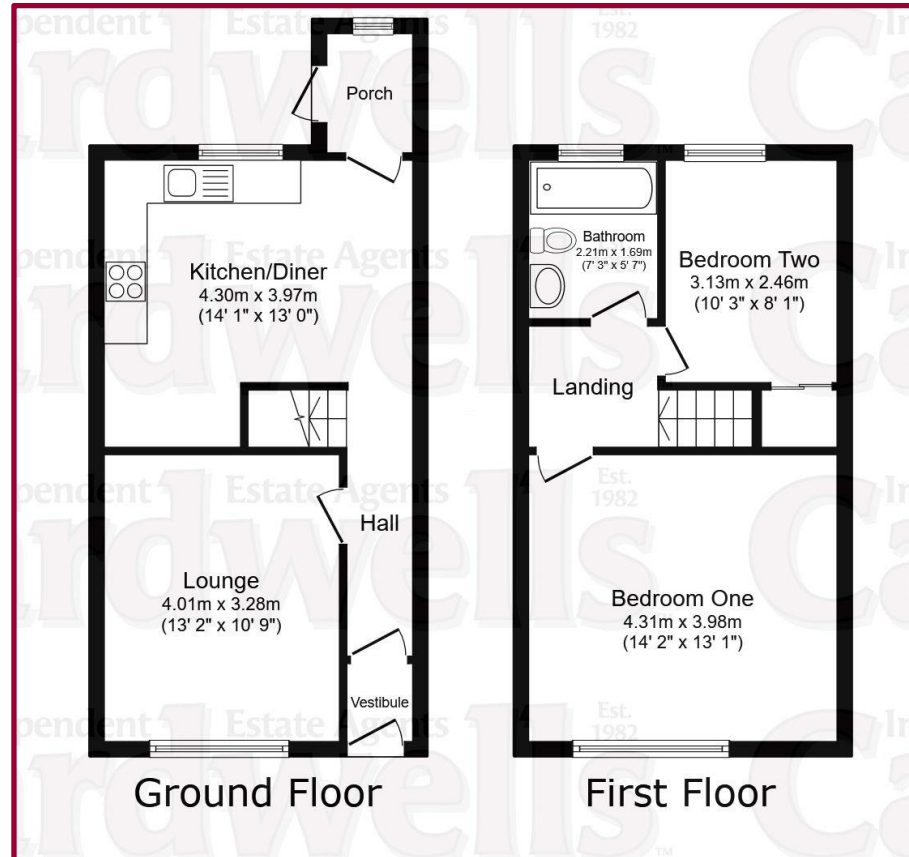




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

**TONGE MOOR ROAD, TONGE MOOR, BOLTON,
BL2 3BW**



- Two good bedrooms
- Quality decorations & flooring
- Prof fitted kitchen / diner
- Superb bathroom suite
- Close to train station & Canon Slade
- Gas CH, UPVCDG, available now
- Council Tax Band B
- Available now



Monthly Rental Of £800

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

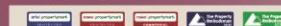
BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: 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.



A two bedroom terrace property situated within walking distance of both Cannon Slade High School and Hall i'th' Wood train station which directly serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn. The position is fantastic with superb transport links via both road and railway, beautiful countryside nearby, excellent every day shopping facilities, restaurants and easy access to schools at both primary and secondary levels (Canon Slade, St Columba's, Turton High, Castle Hill etc). The property is very well presented throughout with quality flooring and neutral decorations, briefly comprising: entrance vestibule, hallway, living room, professionally fitted kitchen/diner, rear porch/utility, landing, two bedrooms and a three-piece bathroom suite. Externally there are garden areas to the front and the rear. The property benefits from gas central heating, UPVC double glazing, quality fixtures and fittings and importantly is available now. A viewing is essential to appreciate everything on offer, 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 Letting Agents Bolton, emailing lettings@cardwells.co.uk or visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule 3' 1" x 3' 0" (0.945m x 0.902m) UPVC window above the quality entrance door, meter cupboard.

Hallway 10' 5" x 3' 0" (3.169m x 0.916m) Wood laminate flooring, radiator, neutral decorations, archway into the kitchen, Stained glass window above the internal door.

Lounge 13' 2" x 10' 9" (4.010m x 3.289m) UPVC window to the front, fitted blinds, radiator, wood laminate flooring, neutral decorations.

Kitchen/Diner 14' 2" x 13' 1" (4.306m x 3.979m) Measured at maximum points. A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, oven/grill, gas hob with extractor over, UPVC window with fitted blinds, built-in storage space under the stairs, modern metal fuse box within the built-in cupboard, the ceramic wall tiling matches the cushioned flooring, door off to the rear porch/utility.

Utility Room 5' 5" x 4' 1" (1.654m x 1.257m) UPVC window to the rear, UPVC rear entrance door, fitted wall cabinets to match the kitchen, ceramic floor tiling. This may be an ideal place to plumb the washing machine or dryer.

Landing 5' 9" x 5' 6" (1.763m x 1.674m) Loft access point, quality carpeting, neutral decorations.

Bedroom One 14' 2" x 13' 1" (4.319m x 3.987m) A generous sized master bedroom with feature wallpaper to one wall neutral painted finish to the other walls, quality carpeting, radiator, UPVC window to the front complete with fitted blinds.

Bedroom Two 10' 3" x 8' 1" (3.132m x 2.464m) UPVC window to the rear, radiator, neutrally decorated walls, quality carpeting, built-in wardrobe space with sliding door.

Bathroom 7' 3" x 5' 7" (2.215m x 1.693m) Quality white three-piece bathroom suite comprising: dual flush WC, pedestal wash handbasin and bath, large head shower and two handheld shower options, ceramic wall tiling, UPVC window, ceramic floor tiling, radiator, fitted towel rail, mirrored wall cabinet.

Externally The rear garden is fully enclosed and designed with easy maintenance in mind. The front garden is finished in gold and gravel for easy maintenance.

Council Tax The property is situated in the Borough of Bolton, therefore council tax is payable to Bolton Council. Cardwells Letting Agents Bolton premarketing research indicates that the property is in B Band which is at an appropriate annual cost of £1,670.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £25 per pet per month.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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

Tenure Cardwells Estate Agents Bolton research shows the property is Leasehold.

Plot Size Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acre.

