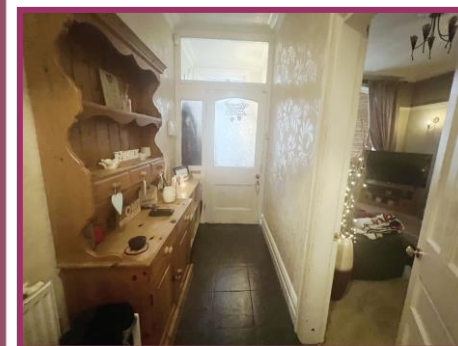


**TONGE MOOR ROAD, BOLTON, BL2 3BQ**



- Substantial 3 bedroom mid terrace
- Many original features/gas central heating
- Vestibule/ hall/bay fronted lounge
- Dining room/basic fitted kitchen
- Landing/3 good bedrooms
- 3 piece family shower room
- Fantastic transport links/amenities
- Readily available on side street parking



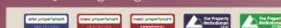
**£160,000**

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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 substantial 3 bedroom property boasting many original features available now via Cardwells Estate Agents Bolton. Situated on Tonge Moor Road and as such being in close proximity to excellent transport links including bus routes to Bolton, Bury and beyond and within walking distance of Hall ith' Wood train station within walking distance yet on the periphery of beautiful countryside and local parks and walks. Warmed by gas central heating via a Worcester Bosch boiler and uPVC double glazed to the majority the property briefly comprises: Entrance vestibule, reception hallway, bay fronted lounge, dining room, fitted kitchen, landing, 3 good bedrooms and a well appointed family shower room. To the outside is readily available on and side street parking, a low maintenance front garden behind a low brick palisade and a good sized patio style garden to the rear. Viewings are welcomed, 7 days a week by ringing Cardwells Estate Agents Bolton in the first instance on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection.

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

uPVC entrance door into.

**Entrance vestibule:** 3' 8" x 3' 10" (1.12m x 1.17m) Frosted skylight, timber and glass door into.

**Reception hallway:** 11' 7" x 4' 6" (3.53m x 1.37m) Enclosed staircase to the upper landing.

**Lounge:** 16' 4" x 11' 5" (4.97m x 3.48m) Feature fireplace and surround with inset living flame gas fire uPVC double glazed bay window, wall mounted radiator.

**Dining room:** 12' 9" x 14' 4" (3.88m x 4.37m) Feature fireplace and surround with inset living flame gas fire, wall mounted radiator, uPVC double glazed window.

**Kitchen:** 18' 1" x 9' 3" (5.51m x 2.82m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base on wall units, worktops, four ring gas hob with extractor above, built in oven, space for white goods, uPVC double glazed window, UPVC double glazed bay window to the rear, timber door giving access to the rear garden, wall mounted radiator.

**Landing:** 20' 8" x 5' 3" (6.29m x 1.60m) Loft access point, built in storage cupboards.

**Bedroom 1:** 13' 10" x 16' 1" (4.21m x 4.90m) 2 x uPVC double glazed windows wall mounted radiator.

**Bedroom 2:** 14' 8" x 10' 5" (4.47m x 3.17m) Wall mounted radiator, uPVC double glazed window.

**Bedroom 3:** 9' 0" x 9' 5" (2.74m x 2.87m) uPVC double glazed window, wall mounted radiator, cupboard housing the gas combination boiler.

**Bathroom:** 8' 6" x 6' 0" (2.59m x 1.83m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, frosted uPVC double glazed window, wall mounted radiator.

**Outside:** To the outside is readily available on street parking, a front garden behind a low brick palisade and there is an enclosed rear garden.

**Viewings:** Please contact Cardwells estate agents Bolton to arrange access for viewings 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 989 Years from 1 May 1909

**Council tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

**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 Five

