



Ground Floor



First Floor

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PRIORY PLACE, TONGE MOOR, BL2 2PA



- Three bedrooms
- Semi detached home
- Family bathroom
- Cloakroom/wc
- Utility
- Driveway parking
- Rear garden
- Close to amenities and commuter



£165,000

BOLTON

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BURY

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Est. 1982

Located on a quiet cul-de-sac within Tonge Moor Bolton is this well presented semi detached family home which is situated close to many local communities and commuter routes. Internally the property comprises an entrance hallway, lounge, kitchen diner, utility and cloakroom WC to the ground floor with three good size bedrooms and a three-piece family bathroom suite to the first floor. Externally the front of the property has tarmac driveway parking for at least two cars with a gate leading down the side of the property to the rear where there is a patio area and a lawned garden. For any further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, stairs to the first floor.

Lounge: 14' 11" x 13' 5" (4.55m x 4.09m) Radiator, laminate effect flooring, ceiling light point, living flame gas fire and surround, double glazed window to the front

Kitchen: 12' 1" x 10' 6" (3.68m x 3.20m) Double glazed window to the rear, range of fitted wall and base units with extractor fan, integrated induction hob and double electric oven, microwave, one and a half bowl stainless steel sink with mixer tap and drainer, ceiling light point, tiled floors.

Inner hallway: Tiled floor, ceiling light point, double glazed door to the rear.

Cloakroom wc: 479' 0" x 2' 6" (146m x 0.76m) Ceiling light point, WC, wash hand basin, double glazed window to the side, tiled floor and walls.

Utility: 7' 6" x 5' 11" (2.29m x 1.81m) Double glazed window to the side, ceiling light point, space for a washing machine and dryer, tiled floor.

Landing: Ceiling light point, double glazed window to side.

Bedroom 1: 13' 5" x 11' 4" (4.08m x 3.45m) Double glazed window to the front, ceiling light point, radiator, fitted wardrobes.

Bedroom 2: 12' 1" x 10' 5" (3.68m x 3.17m) Double glazed window to the rear, ceiling light point, fitted wardrobes, radiator.

Bedroom 3: 10' 4" x 6' 11" (3.15m x 2.10m) Double glazed window to the front, radiator, ceiling light point, dual aspect double glazed windows.

Bathroom: 7' 5" x 5' 10" (2.27m x 1.78m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and electric shower above, tiled floor, extractor fan.

Externally: To the front of the property there is tarmac driveway parking for at least two cars with a gate leading down the side of the property to the rear where there is a patio area and a lawned garden.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

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

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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