



Independent Estate Agents  
**Cardwells**  
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**PRIORY PLACE, BOLTON, BL2 2PA**



- No onward chain
- Semi detached home
- In need of modernisation
- Three double bedrooms
- Two reception rooms
- Gardens to front and rear
- Quiet cul de sac position
- Close to local amenities



**£170,000**

**BOLTON**

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

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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  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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**Cardwells**  
Est. 1982



Offered for sale with no onward chain is this good sized semi detached family home located on a quiet cul-de-sac, just off Fountains Avenue in Tonge Moor. Whilst the property does need some modernisation, it offers superb sized accommodation throughout to include an entrance hallway, cloakroom WC, lounge, dining room and kitchen to the ground floor with three double bedrooms and a bathroom to the first floor. Externally there is a lawned garden with gate and flagged pathway leading to the front door with the rear of property also having a lawned garden with a gate to one side leading through to the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [www.bolton@cardwells.co.uk](mailto:www.bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance hallway:** Ceiling light point, radiator, stair stiff lift floor.

**Cloak room w.c:** 4' 4" x 3' 9" (1.31m x 1.15m) Ceiling light point, WC, door glazed window to the rear, wall mounted Baxi boiler.

**Dining room:** 11' 11" x 10' 0" (3.64m x 3.04m) Ceiling light point, wall mounted gas fire, dual aspect double glazed windows to the front and the side, radiator.

**Lounge:** 16' 3" x 11' 11" (4.95m x 3.64m) Ceiling light point, double glazed window to the front, wall mounted gas fire, radiator.

**Kitchen:** 11' 7" x 8' 1" (3.54m x 2.47m) Ceiling light point, double glazed window to the rear, double glazed door to the rear, under stairs storage, range of fitted wall and base units with extractor fan, space for a gas cooker and fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

**Landing:** Ceiling light point, double glazed window to the rear, loft access.

**Bedroom 1:** 13' 9" x 12' 0" (4.20m x 3.67m) Ceiling light point, dual aspect double glazed windows to the front and the side, radiator, fitted storage cupboard.

**Bedroom 2:** 12' 6" x 12' 0" (3.82m x 3.66m) Ceiling light point, dual aspect double glazed windows to the front and the side, radiator, fitted storage cupboard.

**Bedroom 3:** 9' 11" x 8' 2" (3.02m x 2.50m) Ceiling light point, double glazed window to the side.

**Bathroom:** 8' 10" x 7' 11" (2.70m x 2.42m) Ceiling light point, double glazed windows to the rear, wall mounted vertical ladder radiator, WC, pedestal sink, walking shower/wet room, tiled walls.

**Outside:** To the front of the property, there is a lawned garden with gate and flagged pathway leading to the front door. The rear of property has a lawned garden with a gate to one side leading through to the front.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 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 Freehold.

**Council tax:** Cardwells estate agents Bolton research shows the property is band A £1432 per annum

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**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](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 Estate Agents Bolton 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)

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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

