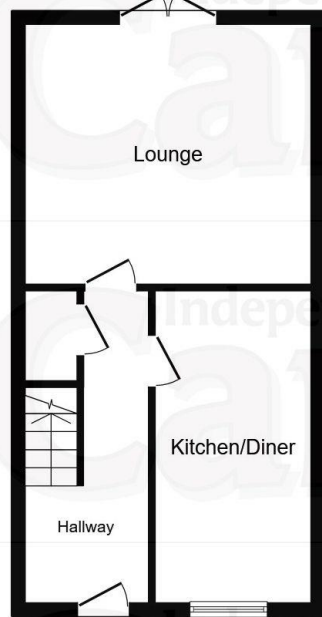
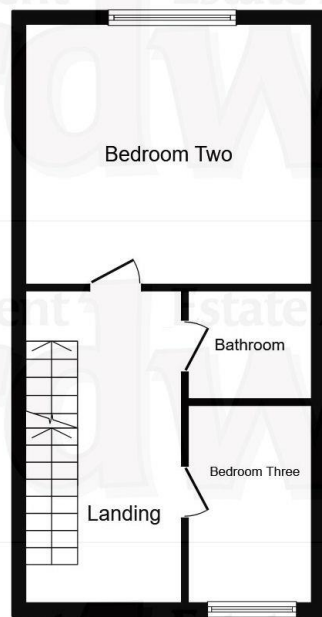




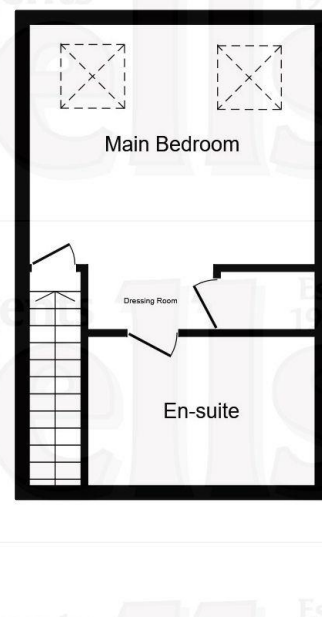
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Ground Floor



First Floor



Second Floor

LITTLEBROOKE CLOSE, TONGE MOOR, BL2 2GX



- Mid townhouse
- Accommodation over three floors
- In need of modernisation
- Three bedrooms
- Downstairs W.C
- Family bathroom & en suite
- Good sized rear garden
- Close to local amenities and commuter routes



£170,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located just off Tonge Moor Road is this mid townhouse with accommodation set over three floors. The property is located close to many local amenities and within a short drive of Bolton town centre and St Peter's Way which takes you towards the M60 and M62 motorway network. Internally the property does require modernisation and comprises an entrance hallway, cloakroom/wc, kitchen and lounge to the ground floor with two bedrooms and a family bathroom to the first floor. The second floor has the main bedroom, dressing area and en-suite with a three piece suite. Externally the property is paper fronted. To the rear the property there is a covered raised decking area with steps leading down to a low maintenance artificial grass garden with a gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk for further information.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, laminate effect flooring, stairs to the first floor.

Cloakroom w.c: 4' 8" x 2' 8" (1.41m x 0.82m) Ceiling light point, two piece suite incorporating a WC and a pedestal sink, laminate effect flooring.

Kitchen: 15' 11" x 6' 1" (4.84m x 1.86m) Ceiling light points, double glazed window to the front, radiator, breakfast bar, range of fitted wall and base units with extract fan, integrated gas hob and electric oven, space for a washing machine and a fridge freezer, wall mounted boiler, stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Lounge: 14' 7" x 13' 0" (4.45m x 3.95m) Ceiling light point, radiator, laminate flooring, double glazed French door to rear.

First floor landing: Ceiling light point, radiator, double glazed window to the front, stairs to the second floor.

Bedroom 2: 12' 11" x 12' 4" (3.94m x 3.77m) Ceiling light point, double glazed window to the rear, radiator.

Family bathroom: 6' 9" x 6' 3" (2.05m x 1.90m) Ceiling light point, extractor fan, radiator, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap and shower above, tiled splashback to the walls.

Bedroom 3: 11' 1" x 6' 3" (3.37m x 1.90m) Ceiling light point, radiator, double glazed window to the front, laminate effect flooring.

Second floor landing: Ceiling light point, radiator, door to bedroom one.

Bedroom 1: 12' 11" x 12' 3" (3.94m x 3.73m) Ceiling light point, laminate effect flooring, radiator, two double glazed skylights to the rear, dressing area, loft access, door to the en-suite.

En suite: 9' 2" x 7' 7" (2.8m x 2.3m) Ceiling light point, double glazed window to the front, radiator, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle.

Outside: The front of the property is paper fronted. To the rear the property there is a covered raised decking area with steps leading down to a low maintenance artificial grass garden with a gate to the rear.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 2007. The annual ground rent is to be confirmed and this is reviewed every 10 years, any increase is index linked.

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

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 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 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 or visiting: 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

