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**LITTLEBROOKE CLOSE, TONGE MOOR, BL2 2GX**



- Mid townhouse
- Accommodation over three floors
- In need of modernisation
- Three bedrooms
- Downstairs wc
- Family bathroom and en-suite
- Good sized rear garden
- Close to local amenities and



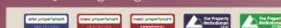
**£170,000**

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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 there is an allocated parking space with a lawned area and a path leading to the front door and to the rear of the property, there is a lawned garden with flagged patio area and path leading to a gate at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto: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, laminate effect flooring, stairs to the first floor.

**Cloakroom/wc:** 4' 11" x 2' 8" (1.49m x 0.82m) Extractor fan, two piece suite incorporating a WC, ceiling light point, wash hand basin and tiled splashback to the walls.

**Kitchen/diner:** 15' 11" x 1' " (4.86m x m) Ceiling light points, double glazed window to the front, radiator, range fitted wall and base units with extract fan, integrated gas hob and electric oven, space for an undercounter fridge, freezer and washing machine, stainless steel sink with mixer tap and drainer.

**Lounge:** 14' 6" x 12' 11" (4.42m x 3.94m) Ceiling light points, radiators, double glazed French doors leading into the garden at the rear.

**First floor landing:** Laminate effect flooring, radiator, double glazed window to the front, ceiling light point.

**Bedroom 2:** 12' 11" x 12' 4" (3.93m x 3.77m) Double glazed window overlooking the garden to the rear, ceiling light point, radiator.

**Bathroom:** 6' 9" x 6' 3" (2.05m x 1.90m) Extractor fan, radiator, laminate flooring, three-piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and shower above, tiled splashback to the walls, ceiling light point.

**Bedroom 3:** 11' 1" x 6' 2" (3.38m x 1.89m) Double glazed window to the front, radiator, ceiling light point.

**Second Floor Landing:** Ceiling light point, radiator, door into bedroom one.

**Bedroom 1:** 12' 11" x 12' 3" (3.93m x 3.73m) Radiator, double glaze skylights rear, storage cupboard and dressing area, ceiling light point.

**En-suite:** 9' 3" x 7' 3" (2.83m x 2.22m) Extractor fan, radiator, double glaze window to the front, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled splashback to the walls, ceiling light point.

**Externally:** To the front of the property, there is an allocated parking space with a lawn area and a path leading to the front door. To the rear of the property, there is a lawn garden with flat patio area and path leading to a gate at the rear.

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

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

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 2007

**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)

**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)

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

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