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CEMETERY ROAD, TONGE FOLD, BL2 6AG



- **Comprehensively renovated terrace**
- **Ready to move straight into**
- **An ideal first home/buy to let investment**
- **Easy maintenance gardens**
- **New professionally fitted kitchen/diner**
- **New modern white bathroom suite**
- **Quality carpets & fittings**
- **Sold with no upward chain delay**



£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 recently comprehensively renovated two bedroom mid terrace property which may make an ideal first home as it is ready to move straight into. Situated on Cemetery Road there is beautiful countryside nearby, in fact there is a woodland aspect to the rear of the property, whilst access to the motorway network via St Peters Way, the town centre of Bolton and the railway network via Bolton train station are all within easy reach. The property is superbly presented throughout and works undertaken include a new professionally fitted kitchen, stylish new bathroom suite, new internal doors, new joinery work, new carpets, new blinds and new decorations. The accommodation on offer extends to around 710 ft.² and briefly comprises: living room, kitchen/diner, first floor landing, two generous bedrooms and a stylish three-piece bathroom suite complete with both handheld and overhead shower options. There are garden areas to the front and the rear both of which are designed for easy maintenance. The property benefits from a modern style gas combination central heating boiler, UPVC double glazing and importantly is offered for sale with early vacant possession and no further upward chain delay. A viewing is highly recommended to appreciate the quality of the work and everything that is on offer. In the first instance a walk through viewing video is available to watch, and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 710 ft.²/66 m².

Lounge: 13' 0" x 14' 2" (3.954m x 4.321m) UPVC windows in front with fitted blind, thick quality carpeting, feature tall radiator, neutral decorations, UPVC entrance door with UPVC window above, quality internal door opens into the kitchen/diner.

Kitchen/diner: 11' 7" x 13' 1" (3.534m x 3.980m) A newly installed (2025) kitchen with a comprehensive range of matching drawers, base and wall cabinets, oven/grill, electric hob with stylish extractor over, black sink with matching mixer tap over, concealed Baxi gas combination central heating boiler, tall feature radiator, spindle stairs off to the first floor, solid timber work surfaces, UPVC window with fitted blinds overlooking the rear garden, UPVC rear entrance door, quality flooring, ample dining space.

First Floor Landing: 5' 9" x 5' 4" (1.758m x 1.617m) Neutral decoration, thick quality carpeting, loft access point.

Master Bedroom: 14' 2" x 13' 2" (4.321m x 4.004m) A generously proportioned master bedroom with UPVC window to the front with fitted blinds, thick quality carpeting, vertical feature radiator, neutral decorations.

Bedroom Two: 11' 9" x 6' 8" (3.574m x 2.041m) UPVC window to the rear, feature radiator, thick quality carpeting, neutral decorations, skimmed decorated ceiling.

Bathroom: 5' 11" x 5' 6" (1.807m x 1.683m) A modern and quality three-piece white bathroom suite comprising: flush WC, wash hand basin and bath with stylish black taps, black matching hand held and overhead shower options, matching black and glazed shower screen, black heated towel rail, UPVC window, quality flooring, spotlighting.

Plot Size: The overall approximate plot size extends to around 0.02 of an acre.

Front Garden: The front garden has been finished in slate for a decorative presentation and easy maintenance.

Rear Garden: At the time of writing (early April 2025) professional landscaping garden works are in progress. We are advised that the garden will be finished long before any exchange of contract and the attention to detail in the garden will be to a similar calibre of that seen in the rest of the property. Our understanding is that there will be a decked patio close to the rear of the property and also to the slightly higher area near to the garden gate and the majority will be finished in AstroTurf.

Chain Details: The property is sold with early vacant possession and no further upward chain delay.

Likely of interest to: The property is perhaps likely to be of interest to; first time buyers, those looking to downsize and landlords looking to expand their buyer select property portfolio.

Tenure: Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold, and our client advises us that the property is freehold and no ground rent has ever been demanded during their ownership. A land registry search shows two title documents of the same size GM842091 which is Freehold and a leasehold title MAN169394. So it is worth satisfying yourself and discussing this with your solicitor.

Bolton council tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an approximate annual cost of around £1,432 per annum.

Chain details: The property is sold with early vacant possession and no further upward chain delay.

Energy Performance Certificate The energy performance certificate rating is D and the certificate expires on the 13th of December 2026.

Flood risk information Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "Very Low risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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

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