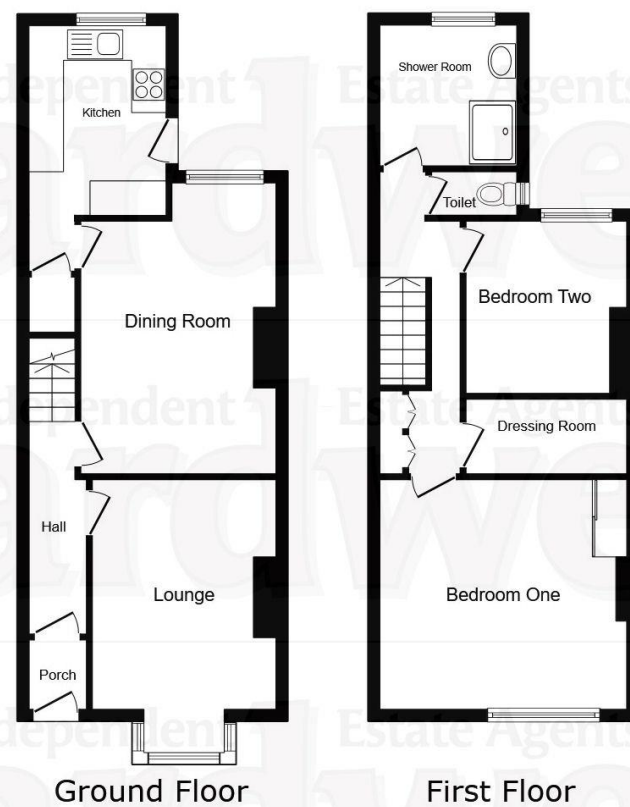




Independent Estate Agents Est. 1982
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TONGE MOOR ROAD, BOLTON, BL2 2LA



- Garden fronted mid terraced property
- Two double bedrooms and dressing room
- Two reception rooms
- Gas central heating and double glazing
- Close to many local amenities
- Short distance to Bolton town centre
- Good commuter routes
- Enclosed rear yard



Offers Over £150,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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.

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Well presented garden fronted mid terraced property ideally placed for easy access to local amenities including schools, transport links, Bolton town centre and motorway networks. Internally the property comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with two bedrooms, dressing room/office, bathroom with separate wc to the first floor. Externally there is a low maintenance front garden with an enclosed low maintenance flagged yard with 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Tiled floor, door leading into the entrance hallway.

Entrance hall: Ceiling light point, radiator.

Lounge: 12' 8" x 10' 3" (3.86m x 3.13m) Ceiling light point, radiator, double glazed bay window to the front, wall mounted electric fire.

Dining room: 16' 8" x 11' 0" (5.07m x 3.36m) Ceiling light point, radiator, double glazed window overlooking the yard to the rear.

Kitchen: 11' 7" x 7' 7" (3.53m x 2.30m) Ceiling light point, double glazed window to the rear, door leading to the rear yard, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a washing machine and fridge freezer, one and a half bowl stainless steel sink with mixer tap and drainer, wall mounted boiler, tiled floor with splashback to the walls, radiator.

Landing: Ceiling light point, fitted storage cupboard, loft access with pull down ladder.

Bedroom 1: 13' 11" x 12' 8" (4.25m x 3.87m) Ceiling light point, original feature fireplace, radiator, double glazed window to the front.

Bedroom 2: 9' 11" x 8' 11" (3.02m x 2.71m) Ceiling light point, radiator, double glazed window overlooking the yard to the rear.

Office/dressing room: 8' 11" x 4' 5" (2.71m x 1.35m) Ceiling light point.

Bathroom: 8' 2" x 7' 6" (2.50m x 2.29m) Ceiling light point, double glazed window to the rear, radiator, original feature fire place, pedestal sink, walk in shower cubicle, tiled walls.

Separate w.c: 4' 6" x 2' 10" (1.36m x 0.87m) Ceiling light point, double glazed window to the side, wc, tiled walls.

External: Low maintenance front garden with an enclosed low maintenance flagged yard 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 November 1903, ground rent £2.79 per annum

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

Flood risk information: 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.

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

