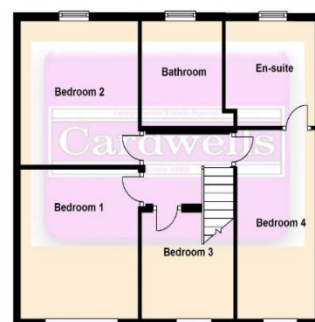
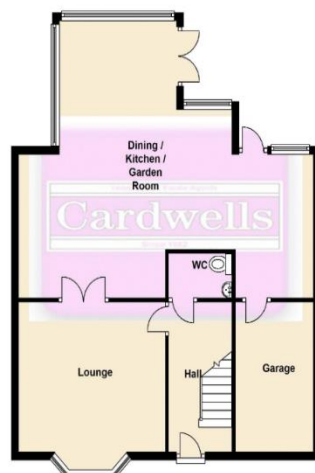




TURNER BRIDGE ROAD, TONGE PARK, BL2 2RS



- Extended family home
- Four good bedrooms
- GF WC, ensuite & shower rm
- Lounge, dining rm & conservatory
- Kitchen with granite work surfaces
- Integral garage and gated driveway
- Enclosed gardens to rear
- Viewing highly recommended.



Offers Over £225,000

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.



A four bedroom, three reception room family home situated in a consistently popular residential location Close to Seven Acres Country Park, Tonge Park, popular schools (Canon Slade, Moorgate etc), shops, the town centre of Bolton, excellent transport links and superb sporting and leisure facilities. This generous family home (circa 1,334 square feet) has been extended to the side and the rear to offer spacious living accommodation for the whole family to grow into. The accommodation on offer briefly comprises: reception hallway, ground floor guest WC/powder room, bay window lounge, dining room, conservatory, fitted kitchen with granite type work surfaces, first floor landing, master bedroom with en-suite shower room, three additional good size bedrooms and a family shower room. In addition there is an integral garage with electric roller shutter vehicle access door to the front, the garage is served by a gated driveway providing additional off-road parking space. The rear garden enjoys patio, lawn and decked terrace areas. The spacious family home benefits from a modern gas central heating boiler, double glazing and in our opinion all that is on offer can only be fully appreciated via a viewing. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01203381281, 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 1,334 square feet / square meters.

Reception Hallway: UPVC double glazed entrance door, UPVC double glazed window, radiator, solid wood flooring, under stairs storage space, stands off to the first floor.

Powder room/WC: 6' 0" x 3' 6" (1.83m x 1.07m) A quality white two piece suite comprising WC and wash hand basin, heated chrome style towel rail, quality flooring, extractor.

Living Room: 14' 3" x 13' 5" (4.34m x 4.09m) Measured into the double glazed bay window which comes complete with fitted blinds, oak flooring, beautiful fire surround and mantle with tiled hearth and woodburning stove, the wood flooring flows through the living room and the double doors into the dining room.

Dining Room 12' 8" x 11' 8" (3.86m x 3.55m) Inset woodburning stove on tiled hearth, oak flooring, radiator. The dining room open directly into the conservatory and the kitchen creating a lovely open plan flow.

Conservatory. 11' 2" x 9' 11" (3.40m x 3.02m) The conservatory ceiling has been insulated, tall feature radiator, new PVC double glazed windows and UPVC double glazed doors open out onto the rear garden, tiled flooring, fitted blinds, matching wall lights.

Kitchen: 14' 2" x 13' 9" (4.31m x 4.19m) A thoughtfully designed fitted kitchen complete with solid granite style work surfaces in black with mirrored shimmer speckles, a super range of matching: drawers, base, wall and display cabinets, integrated dishwasher, integrated fridge, carousel storage unit, UPVC windows enjoy the aspect over the rear garden, UPVC rear entrance door, pedestrian door into the garage.

First floor landing: At the half landing of the stairs there are options to turn right to the master bedroom are left to the three additional bedrooms and the family shower room suite.

Master bedroom: 15' 4" x 7' 0" (4.67m x 2.13m) UPVC double glazed window to the front, radiator, door off to the en-suite shower room.

En-suite shower room: 6' 11" x 7' 0" (2.11m x 2.13m) Establish three-piece shower room suite comprising generous shower enclosure with stainless steel splashback and glazed panels, circular wash handbasin and WC, heated towel rail, UPVC double glazed window to the rear, fitted blinds.

Bedroom two: 12' 0" x 11' 11" (3.65m x 3.63m) UPVC double glazed window to the front with fitted blinds, radiator, professionally fitted bedroom furniture providing: wardrobes, drawers and bridging cabinets.

Bedroom three: 11' 2" x 11' 10" (3.40m x 3.60m) UPVC double glazed window overlooking the rear garden, fitted roller blind, radiator, professionally fitted bedroom furniture to one wall providing wardrobes and bridging cabinets over the entrance area.

Bedroom four: 8' 2" x 7' 4" (2.49m x 2.23m) UPVC double glazed window to the front with fitted blinds, radiator, professionally fitted bedroom furniture providing: wardrobes, dressing table and drawers and bridging cabinets.

Family shower room: 7' 6" x 7' 10" (2.28m x 2.39m) A stylish shower room suite with corner shower cubicle, dual flush WC and wash hand basin with vanity storage below stylish black and sparkle tiles, UPVC double glazed window to the rear, extractor, spotlighting.

Rear Garden: The rear garden enjoys a long area, decked terrace and patio space, there is a wood store, and mature trees enhance the privacy.

Integral garage: The garage benefits from an electric roller shutter vehicle access door to the front with a wall mounted. Viessman gas central heating boiler, fitted shelves, plumbing for the washing machine.

Driveway parking: The garage is served by a private off-road driveway providing car parking facilities.

Council Tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is C, which is at an approximate annual price of around £2,015

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Floor Risk Information. Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having "no" risk of flooding.

Tenure: Cardwells Estate Agents Bolton are advised by our clients that the property is Leasehold enjoying a term of around 4,901 years remaining. We are advised by our selling clients that the approximate annual cost is £1 per annum. We encourage all interested parties to double check this information with their solicitor.

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

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.

