



Independent Estate Agents **Cardwells** Est. 1982
www.cardwells.co.uk

BLEAK STREET, TONGE MOOR, BL2 2JP



- No onward chain
- Three good size bedrooms
- Two reception rooms
- Kitchen and bathroom
- Front and rear gardens
- Driveway parking
- Gas central heating & double glazing
- Close to local amenities and commuter routes



£175,000

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.



Independent Estate Agents **Cardwells** Est. 1982

Located upon a quiet cul-de-sac is this good sized three bedroom semi detached family home which is ready to move into. The property is located close to many local amenities, schools and is close to bus routes and Hall I' th Wood train station making the property ideal for the commuter. Internally the property comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three good sized gardens and a bathroom to the first floor. Externally there is gated access to a flagged driveway with a lawned garden and mature borders at the front. There is also a side gate which leads us to the rear low maintenance garden with a good sized flagged patio area, perfect for enjoying a barbecue. 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:

Entrance hall: Ceiling light point, solid wooden flooring, radiator.

Lounge: 12' 3" x 11' 4" (3.74m x 3.46m) Ceiling light point, double glazed window to the front, electric feature fire and surround, solid wooden flooring.

Dining room: 15' 7" x 7' 9" (4.75m x 2.35m) Ceiling light points, double glazed window to the rear, radiator, under stairs storage.

Kitchen: 11' 6" x 8' 4" (3.51m x 2.54m) Downlights, dual aspect double glazed windows to the rear and the side, door to the side, range of fitted wall and base units with an integrated extractor fan, gas hob and electric oven, space for a washing machine, dryer, fridge/freezer, stainless steel sink with mixer tap and drainer, laminate effect flooring, tiled splashback to the walls.

Landing: Ceiling light point, loft access with pull down ladder which is boarded.

Bedroom 1: 10' 6" x 8' 11" (3.20m x 2.72m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Bedroom 2: 8' 11" x 8' 10" (2.72m x 2.69m) Ceiling light point, double glazed window to the rear, laminate effect flooring, radiator.

Bedroom 3: 11' 6" x 8' 4" (3.51m x 2.55m) Ceiling light point, laminate effect flooring, radiator, double glazed window overlooking the garden to the rear.

Bathroom: 6' 4" x 6' 0" (1.94m x 1.83m) Ceiling light point, double glazed window to the front, three piece suite incorporating a wc, pedestal sink, bath with shower above, laminate effect flooring, radiator, tiled splashback to the walls.

Outside: To the front of the property there is gated access to a flagged driveway with a lawned garden and mature borders. There is also a side gate which leads us to the rear low maintenance garden with a good sized flagged patio area, perfect for enjoying a barbecue.

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 indicates the property is Freehold.

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

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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

