



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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**MARTON AVENUE, TONGE PARK, BL2 2RP**



- Three bed semi detached family home
- Large open plan living/dining room
- Recently fitted modern kitchen
- Driveway parking for three cars
- Single detached garage
- Close to Moorgate Primary School
- Beautifully presented gardens
- Close to amenities and commuter routes



**£249,950**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented semi detached family home located within the very popular area of Tonge Park, Bolton. The property is situated close to many local amenities including the popular Moorgate Primary School and also well placed for the commuter giving good access to Bolton town centre and also Manchester via Hall l'th Wood train station. Internally the property is very well presented and comprises an entrance hallway, recently fitted modern kitchen with granite worktops, large open plan living/dining room (approximately 9 meters in length) to the ground floor with three good sized bedrooms and three piece family bathroom to the first floor. Externally there is gated access leading to a driveway for three cars and the single garage with up and over garage door. The front garden is well presented with a lawned area and mature borders to the sides. To the rear of the property, there is a flagged patio area with a flagged path leaving down the side of the well manicure lawn to the rear of the garden with a raised flower bed and steps leading to a pergola and seating area. The rear garden has a brick built barbecue with space for a shed and a door leading to the garage. 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 Hall:** Ceiling light point, understairs storage, radiator, stairs leading to the first floor.

**Open plan living/dining room:** 30' 2" x 11' 9" (9.20m x 3.59m) Gas fire and surround, radiator, double glazed bay window to the front, double glazed sliding patio door leading to the rear garden, ceiling light point.

**Kitchen:** 14' 1" x 6' 6" (4.29m x 1.97m) Downlights, double glazed window overlooking the rear garden and door to the side, range of fitted wall and base units with complementary granite worktops and inset stainless steel sink with mixer tap and drainer incorporating an integrated extractor fan, gas hob, electric oven, space for a washing machine and a fridge/freezer, laminate effect flooring, radiator.

**Landing:** Ceiling light point, double glazed window to the side, loft access.

**Bedroom 1:** 12' 9" x 11' 3" (3.88m x 3.42m) Ceiling light point, double glazed bay window to the front, radiator, laminate effect flooring, fitted wardrobes.

**Bedroom 2:** 11' 1" x 10' 4" (3.38m x 3.15m) Radiator, fitted storage cupboard, ceiling light point, double glazed window overlooking the rear garden.

**Bedroom 3:** 7' 3" x 6' 7" (2.22m x 2.01m) Ceiling light point, double glazed window to the front, fitted wardrobes and bedside units, laminate effect flooring, radiator.

**Bathroom:** 8' 0" x 6' 5" (2.44m x 1.95m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset wash hand basin, WC, corner bath with electric shower above, extractor fan, tiled splashback to the walls.

**Outside:** To the front of the property there is gated access leading to a driveway for three cars and the single garage with up and over garage door. The front garden is well presented with a lawned area and mature borders to the sides. To the rear of the property, there is a flagged patio area with a flagged path leaving down the side of the well manicure lawn to the rear of the garden with a raised flower bed and steps leading to a pergola and seating area. The rear garden has a brick built barbecue with space for a shed and a door leading to the garage.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 995 years from 1 November 1935

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

**Flood Risk:** 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.

**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 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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)

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