



WEMSLEY GROVE, TONGE MOOR, BL2 2PB



- Sold with tenant in situ
- Garden fronted mid terraced property
- Two good sized bedrooms
- Lounge
- Kitchen/diner
- Enclosed yard to the rear
- Close to excellent amenities and schools
- Good commuter routes



Offers Over £120,000

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E: bolton@cardwells.co.uk

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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.



Offered for sale with TENANT IN SITU is this garden fronted terraced property located within the ever popular area of Tonge Moor. The property is located close to many local amenities, shops and schools with good access to commuter routes. Internally the property comprises a vestibule, lounge and kitchen/diner to the ground floor with two good sized bedrooms and a shower room to the first floor. The property is also warmed by has central heating and has double glazing. Externally the property is garden fronted with a 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: Downlight, laminate effect flooring, door leading into the lounge.

Lounge: 14' 0" x 12' 8" (4.27m x 3.86m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Kitchen/diner: 11' 11" x 11' 7" (3.64m x 3.54m) Downlights, double glazed window to the rear and door to the rear, radiator, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Downlights, loft access.

Bedroom 1: 12' 9" x 10' 10" (3.88m x 3.30m) Double glazed window to the front, radiator, ceiling light point.

Bedroom 2: 9' 3" x 7' 8" (2.83m x 2.34m) Ceiling light point, double glazed window to the rear, radiator.

Shower room: 12' 1" x 3' 3" (3.68m x 0.98m) Downlights, WC, vanity unit with inset wash hand basin, walk-in shower cubicle, radiator, laminate effect flooring, tiled splashback to the walls, extractor fan, double glazed window to the rear.

Externally: The property is garden fronted with a low maintenance flagged yard with gate to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 21 November 1902

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

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 or visiting: 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 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 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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