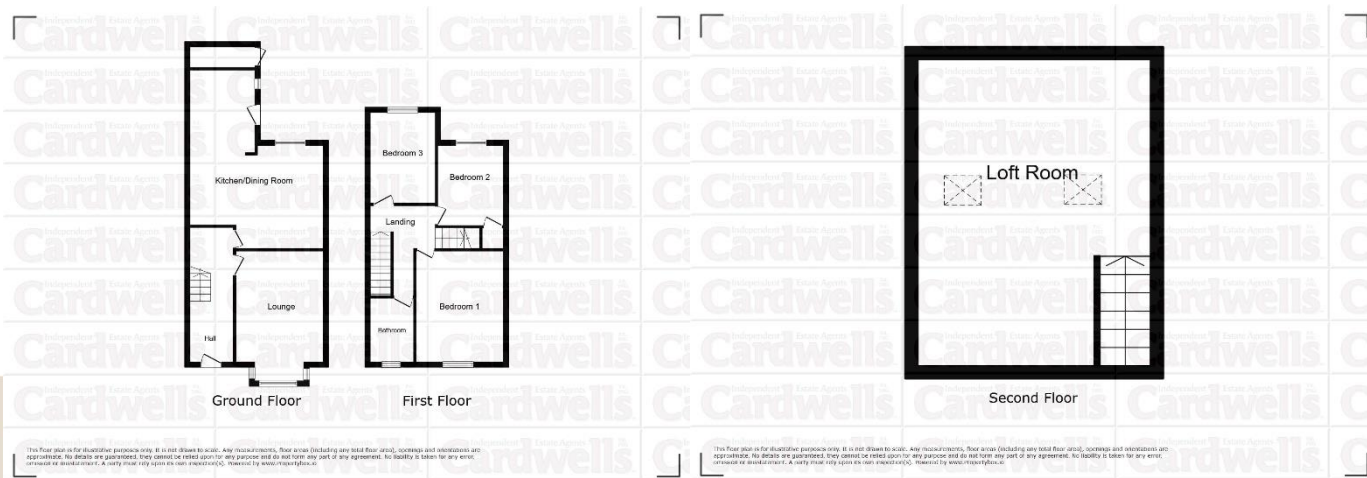
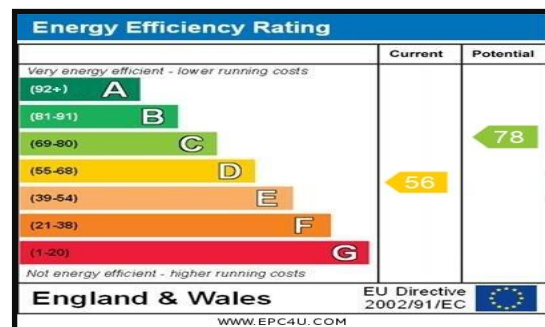
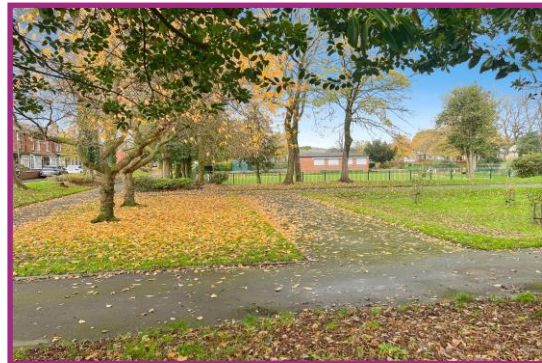




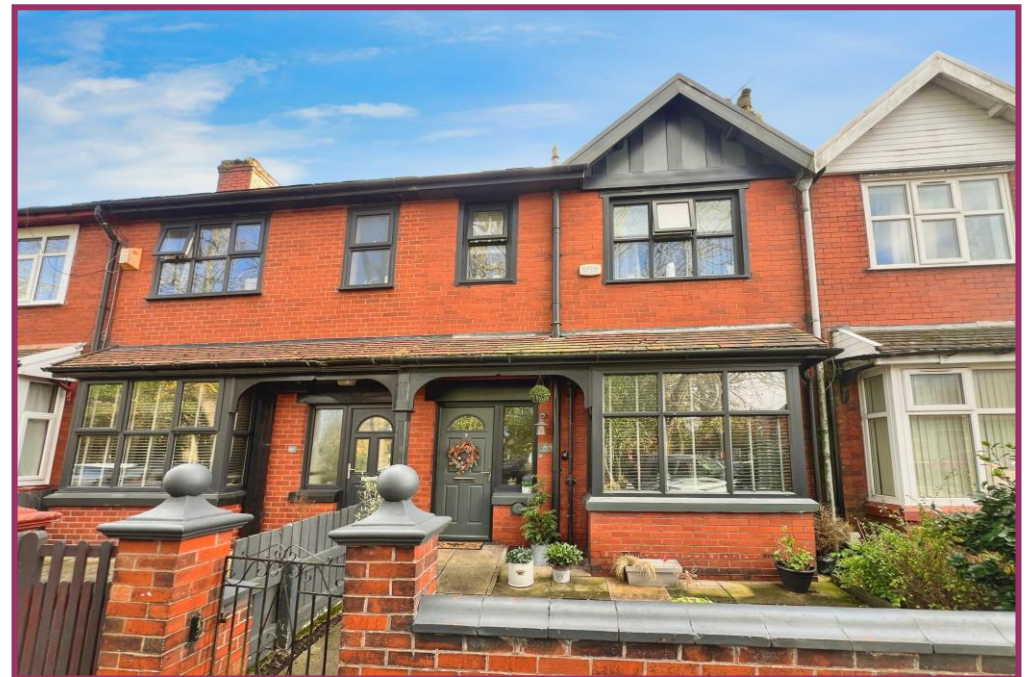
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ALEXANDER ROAD, TONGE PARK, BL2 2RA



- Period mid terraced house
- Deceptively spacious accommodation
- Sought after location
- Directly overlooks Tonge park
- 3 bedrooms plus loft room
- Stunning kitchen dining room
- Many character features
- Tasteful & well presented



Offers in the Region Of £210,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A lovely bay fronted mid terraced house, overlooking Tonge Park. This bay fronted period property, has many character features, with a blend of modern and a traditional interior. Inside you will find spacious accommodation, with a quality finish and is very well presented. The property would make an ideal family home, with three generous bedrooms, plus a loft room, a lounge with a feature fireplace and a stunning open plan kitchen dining room. The location is highly sought after, being so close to schools shops and transport links and of course directly overlooking Tonge park.

Viewing is highly recommended to fully appreciate this lovely family home, through Cardwell estate agents Bolton, (01204) 381281, bolton@cardwell.co.uk The deceptively spacious accommodation briefly comprises Entrance hall, lounge and an open plan kitchen dining room. Upstairs there are three generous sized bedrooms and a lovely family bathroom. And enclose the staircase leads to the loft room. Outside there is a garden to the front and a yard/garden to the rear with two useful brick built storage rooms. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door with a matching window aside.

Entrance hall: Tiled floor, radiator, picture rail, coving to the ceiling, staircase to the landing.

Lounge: 16' 3" x 11' 1" (4.95m x 3.38m) uPVC double glazed bay window front aspect, feature fireplace incorporating a living gas fire, mounted on a granite hearth with an ornate wooden mantle surround, radiator, fitted shelving, picture rail, coving to the ceiling.

Open kitchen dining room: 16' 4" x 22' 4" (4.97m x 6.80m) 2 uPVC double glazed windows and a door, rear garden aspects, range of modern fitted wall and base units with complementary work surfaces and splashbacks, built in oven and grill, inset five ring gas burner Neff hob, integrated fridge freezer, integrated dishwasher, ceramic sink unit with mixer tap, space for a washing machine, inset spotlights, radiator, feature tiled fireplace with a wooden mantle surround, part wooden panelling to the walls.

Landing: Inset spotlights to the ceiling, doors lead to

Bedroom 1: 14' 1" x 11' 1" (4.29m x 3.38m) uPVC double glazed window, front aspect, radiator, part panelling to the walls, ornamental fireplace.

Bedroom 2: 10' 2" x 8' 4" (3.10m x 2.54m) uPVC double glazed window, front aspect, radiator, part panelling to the walls, ornamental fireplace.

Bedroom 3: 11' 6" x 8' 0" (3.50m x 2.44m) uPVC double glazed window rear aspect, built-in storage cupboard, radiator, ornate cast iron fireplace, with a tiled hearth.

Bathroom: 8' 0" x 5' 0" (2.44m x 1.52m) uPVC frosted double glazed window front aspect, freestanding bath with mixer tap and a shower unit above, close coupled WC, wash basin, tiled floor, tiling and wooden panelling to the walls, heated radiator/towel rail, inset spotlights to the ceiling.

From the landing there is an enclosed staircase leading to

Loft room: 16' 0" x 12' 2" (4.87m x 3.71m) Two double glazed skylight windows, fitted eaves/storage, radiator.

Outside: To the front there is a paved garden, with slate chippings and plant borders. To the rear there is an enclosed rear yard/garden with an 'Astroturf' style surface. There are two brick built storage rooms and a gate gives access to the rear lane.

Viewings: For all viewings please contact 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 B £1763 per annum

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

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