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CASTLEWOOD SQUARE, TONGE PARK, BL2 2LZ



- Semi detached home
- Two double bedrooms
- Good sized enclosed rear garden
- Shared driveway
- Lounge and kitchen/diner
- Modern shower room
- Well presented
- Close to amenities and commuter



Offers in the Region Of £195,000

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 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Located close to Tonge Park is this well presented semi detached home with a wonderful garden to the rear. The property is located close to many local amenities, schools, commuter routes and would be ideal for first time buyers or those you maybe looking to downsize. Internally the property comprises an entrance hallway, lounge, kitchen/diner with access to a covered decked area to the rear to the ground floor and two double bedrooms with modern shower room to the first floor. Externally there is a flagged driveway at the front which leads to a shared driveway down the side of the property. To the rear of the property there is a gate which leads from the front to the decking area which in turn leads to the lawned garden with space for a shed and a summer house. 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 Hallway: Ceiling light point, laminate effect flooring, stairs to the first floor.

Lounge: 15' 10" x 12' 6" (4.82m x 3.82m) Laminate effect flooring, living flame gas fire and surround, double glazed window to the front, radiator, ceiling light point.

Kitchen/diner: 16' 0" x 8' 9" (4.88m x 2.66m) Ceiling light point, double glazed window to the rear, double glazed French doors leading to the conservatory, radiator, understairs storage, fitted wall and base units with extractor fan, integrated gas hob and double electric oven, space for a washing machine, dryer and fridge/freezer, one and a half bowl sink with mixer tap and drainer, tiled floor with splashback to the walls.

Lean Too: 16' 1" x 7' 6" (4.89m x 2.28m) Lean to partially covering the decking providing a covered space to sit.

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

Bedroom 1: 13' 0" x 12' 0" (3.97m x 3.67m) Double glazed window to the front, mirrored fitted wardrobes, radiator, cast-iron feature fireplace, ceiling light point.

Bedroom 2: 10' 11" x 9' 9" (3.32m x 2.97m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Shower Room: 7' 7" x 5' 10" (2.32m x 1.77m) Double glazed window to side, wall mounted vertical ladder radiator, three-piece suite incorporating a vanity unit with inset wash hand basin, WC, walking shower cubicle, extractor fan, tiled walls and floor, ceiling light point.

Externally: To the front of the property there is a flagged driveway which leads to a shared driveway down the side of the property and a gate leading to the rear garden. To the rear of the property there is a gate which leads from the front to the decking area, in turn leads to the lawned garden with space for a shed and a summer house.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 5000 years from 20 November 1928.

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 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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