



Tong Clough

Bolton, BL7 9HR

Offers around £165,000



No chain! Tucked away in a secluded and leafy green corner of Bromley Cross, this two-bedroom property is an excellent choice for first-time buyers, landlords, and those looking to downsize. Overlooking mature woodland, its secluded position ensures a quiet and peaceful setting.



Living Space

A brief overview of the accommodation includes a spacious living room, kitchen, two good sized bedrooms and a family bathroom. The property benefits from new flooring throughout, including a new carpet through the lounge and stairs, plus wood-effect flooring in the kitchen, bedrooms and bathroom. The front vestibule adds extra practicality and handy storage space, as does the large understairs storage closet.

The lounge enjoys a scenic outlook onto the neighbouring woodland, and at the rear the kitchen features contemporary cabinetry and a contrast worktop, with a stainless steel sink, drainer and mixer tap, plus an allocated space with plumbing for the washer/dryer. The kitchen is also well-proportioned and offers ample space for a small dining/breakfast table.

Bedrooms & Bathroom

Like the living space downstairs, the upstairs accommodation is well-proportioned, with both bedrooms allowing enough space for double beds if desired, and larger master sits at the front with a pleasant green outlook like the lounge. Within the spacious family bathroom is a four-piece suite comprising a walk-in shower, bath, wash basin and WC.

Outside Space & Location

Externally the house sits behind a quaint front garden with garden path, and to the rear is another garden featuring a lawn and patio, with rear access gate.

This property stands in a very quiet and peaceful location within the well-established development of Higher Ridings in Bromley Cross. Only a 5-minute walk to a great selection of amenities in Bromley Cross and further afield in Egerton, and close to schools and transport links including Bromley Cross train station, as well as plenty of green spaces to stretch the legs, the location of this lovely home is very convenient indeed! The A666 also provides easy access to the national motorway network via the M61 to the south, and the M65 to the north.

Specifics

- The tax band is B.
- The tenure is freehold.
- There is gas central heating with a modern Logic combi boiler.
- There is off-road parking to the rear.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

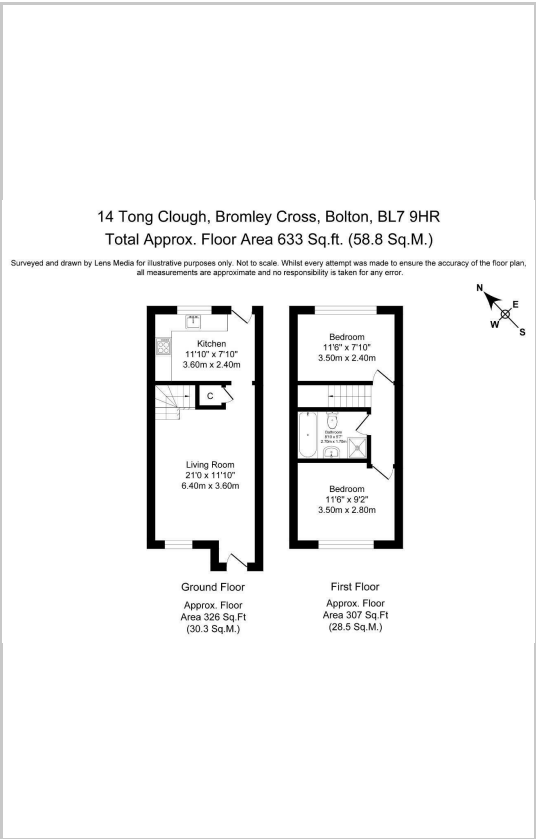
Claves.

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Area Map



Floor Plans



Energy Efficiency Graph

