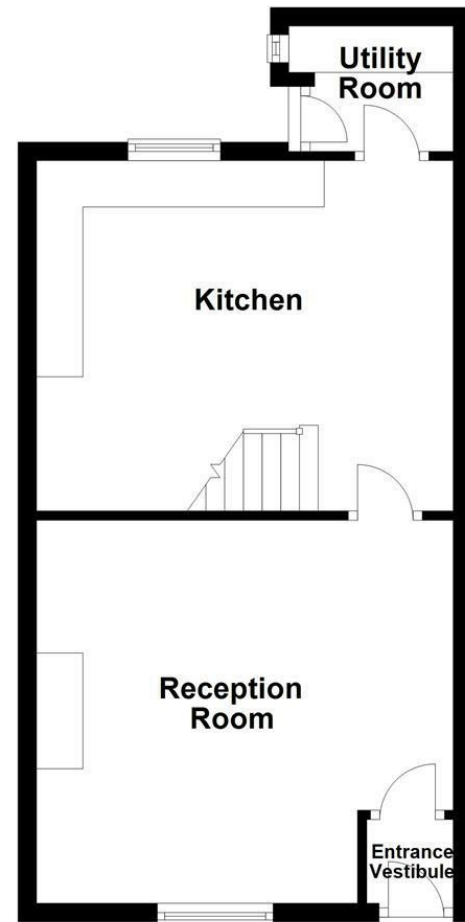
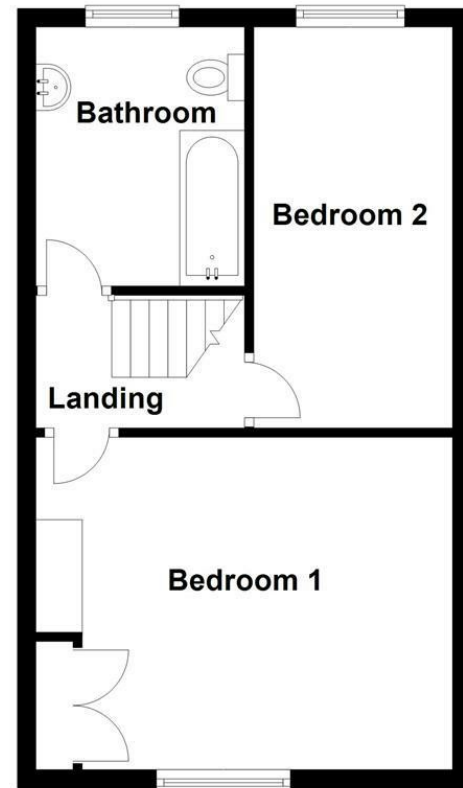


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tonge Moor Road, Bolton, BL2 2JR

£130,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY IN A POPULAR LOCATION

Welcome to this charming two-bedroom mid-terrace property located on the sought-after Tonge Moor Road in Bolton. This house is a gem in a popular area, offering a spacious reception room and a delightful dining kitchen, perfect for entertaining guests or enjoying family meals.

One of the standout features of this property is the utility room, providing extra convenience and storage space. Additionally, the outside space allows for outdoor relaxation, or could be used for off road parking.

Whether you are looking for a cosy home or an investment opportunity in a desirable location, this property has the potential to fulfil your needs. Don't miss out on the chance to make this house your own and enjoy the comforts it has to offer.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents.

Tonge Moor Road, Bolton, BL2 2JR

£130,000



- Mid Terraced Property
- Fitted Kitchen And Separate Utility Room
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Spacious Reception Room
- Tenure Freehold
- Three Piece Family Bathroom
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Entrance Vestibule

Composite entrance door and hardwood door to reception room.

Reception Room

14'9 x 13'7 (4.50m x 4.14m)

UPVC double glazed window, central heating radiator, electric fire in marble hearth and surround, TV point and door to kitchen.

Kitchen

13'7 x 12'5 (4.14m x 3.78m)

UPVC double glazed window, central heating radiator, range of wood panelled wall and base units, laminate worktops, integrated electric single oven, four burner gas hob and extractor hood, tiled splashback, one and a half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, laminate flooring, stairs to first floor and door to utility room.

Utility Room

6'6 x 4'5 (1.98m x 1.35m)

UPVC double glazed window, plumbing for washing machine, space for dryer, tiled splashbacks, tiled flooring and composite door to rear.

First Floor

Landing

Loft access, doors to two bedrooms and bathroom.

Bedroom One

15'1 x 11'9 (4.60m x 3.58m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

14'10 x 7' (4.52m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

9'5 x 7'6 (2.87m x 2.29m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with electric feed shower over, part tiled elevations and tiled flooring.

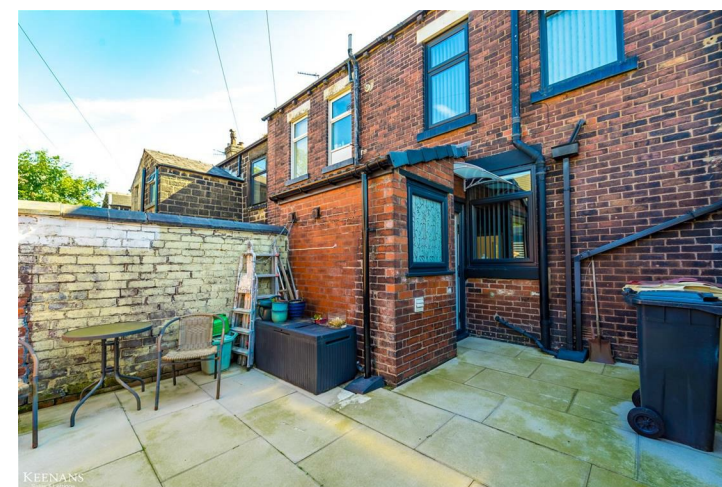
External

Rear

Enclosed flagged yard and roller shutter door to back street.

Front

Enclosed courtyard.



Tel: 01617510340

www.keenans-estateagents.co.uk