



MARTON AVENUE, TONGE PARK, BL2 2RP



- Semi detached family home
- Three bedrooms
- Lounge and open plan kitchen/diner
- Landscaped rear garden
- Driveway parking for multiple vehicle
- Close to Moorgate Primary School
- Presented throughout
- Close to amenities and commuter routes



Offers in the Region Of £230,000

BOLTON

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Beautifully presented semi detached family home located within the popular area of Tonge Park, Bolton. The property has good sized accommodation throughout and is located close to many local amenities including the popular Moorgate Primary School and also well place for the commuter with Hall I'th Wood train station giving good access to Bolton town centre and Manchester City centre. Internally the property is very well presented and comprises an entrance hallway and an open plan kitchen/diner to the ground floor with three good sized bedrooms and a bathroom to the first floor. Externally there's a large flagged driveway for multiple vehicles which leads down the side of the property. The front also has a lawned garden with flower beds and borders to one side. To the rear of the property there's a superb landscaped garden with a large Indian stone patio and steps leading upto a well manicured lawned garden with York stone flagged path leading to the flower beds and borders. 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 hall: Ceiling light point, picture rail, radiator, laminate effect flooring, under stairs storage.

Lounge: 11' 9" x 10' 10" (3.58m x 3.31m) Ceiling light point, double glazed window to the front, radiator, living flame gas fire and surround.

Kitchen diner: 18' 0" x 12' 0" (5.49m x 3.67m) Ceiling light point, downlights, double glazed bay window to side and to the rear with double glazed French doors leading onto the patio, radiator, range of fitted wall and base units with extractor fan, integrated gas hob, double electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, under counter fridge, under counter freezer, wall mounted boiler, laminate effect flooring.

Landing: Ceiling light point, double glazed window to side, loft access with pulldown ladder.

Bedroom 1: 13' 4" x 11' 2" (4.06m x 3.40m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes, picture rail.

Bedroom 2: 11' 2" x 9' 10" (3.40m x 3.00m) Ceiling light point, double glazed window overlooking the rear garden, fitted wardrobe, radiator.

Bedroom 3: 7' 2" x 6' 5" (2.19m x 1.96m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 6' 5" x 6' 4" (1.95m x 1.93m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, bath with shower above, wall mounted vertical ladder radiator, tiled floor and walls.

Outside: To the front of the property there's a large flagged driveway for multiple vehicles which leads down the side of the property. The front also has a lawned garden with flower beds and borders to one side. To the rear of the property there's a superb landscaped garden with a large Indian stone patio and steps leading up to a well manicured lawned garden with York stone flagged path leading to the flower beds and borders.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk to arrange a viewing

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 995 years from 1 November 1935

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

Plot size: Cardwells estate agents Bolton research indicates the property is 0.07 acre.

Flood risk information: Cardwells estate agents Bolton research indicates the property is 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: 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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