



**TONGE MOOR ROAD, BOLTON, BL2 2JG**



- Stylish terraced property
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Three-piece shower room
- Garden front and rear
- Excellent commuter access
- Early viewing advised



**£160,000**

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Chain free sale. Part exchange considered (subject to terms and conditions).

Located in the popular area of Tonge Moor, having excellent road and rail commuter access and wide ranging amenities, this deceptively spacious three bedroom, two reception mid terraced property requires early viewing to fully appreciate the size and standard of the accommodation on offer. Currently comprising entrance vestibule, lounge, dining room, fitted kitchen to the ground floor, two bedrooms and a shower room to the first floor and an attic bedroom. The accommodation is well presented and enjoys garden areas to both front and rear with the rear having a remote control shutter door providing vehicular access if required. Viewing is advised and in the first instance can be by our virtual viewing video and then in person by phoning our Cardwells Estate Agents Bolton office on (01204) 381281, via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online at [cardwells.co.uk](http://cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** 3' 3" x 2' 7" (1.0m x 0.8m) Double glazed door to the front elevation leading into the vestibule. Door leading into the lounge.

**Lounge:** 13' 9" x 14' 9" (4.2m x 4.5m) Double window to the front elevation. Log burner recessed into chimney breast with Wood shelf and tiled half. Radiator. Door through to the dining room.

**Dining room:** 13' 9" x 12' 6" (4.2m x 3.8m) Door to the rear elevation. Stairs lead off to the first floor landing. Under stairs store.

**Kitchen:** 8' 6" x 6' 11" (2.6m x 2.1m) Double glazed windows to the rear and side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Electric hob with extractor hood over and electric oven under. Space for fridge freezer. Plumbed for washing machine. Central heating boiler. Tiled elevations. Tiled floor.

**First floor landing:** Stairs lead off the dining room to the first floor landing. Stairs lead off to the attic bedroom.

**Bedroom 1:** 13' 9" x 10' 10" (4.2m x 3.3m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**Bedroom 2:** 8' 2" x 7' 7" (2.5m x 2.3m) Double glazed window to the rear elevation. Radiator.

**Shower room:** 11' 2" x 3' 11" (3.4m x 1.2m) Double glazed window to the rear elevation. Three piece suite comprising corner shower cubicle, vanity sink with storage and close coupled WC. Chrome heated towel rail.

Stairs lead off the landing to the attic bedroom.

**Attic bedroom:** 14' 9" x 13' 9" (4.5m x 4.2m) Double window to the front elevation. Radiator.

**Externally:** The front of the property enjoys a low maintenance flagged garden area whilst the rear has a low maintenance paved garden with electric remote controlled roller shutter door.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 997 years from 1 November 1889

**Council tax:** Cardwells estate agents Bolton research indicates the property is Band A

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

