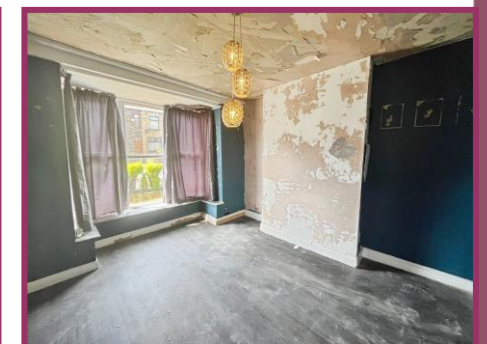


TONGE MOOR ROAD, TONGE MOOR, BL2 3BL



- End terraced property
- Three bedrooms
- Modern fitted kitchen
- Three piece family bathroom
- Does need general modernisation
- Cellar room
- Fantastic local schools
- Close to commuter routes



Offers in the Region Of £150,000

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

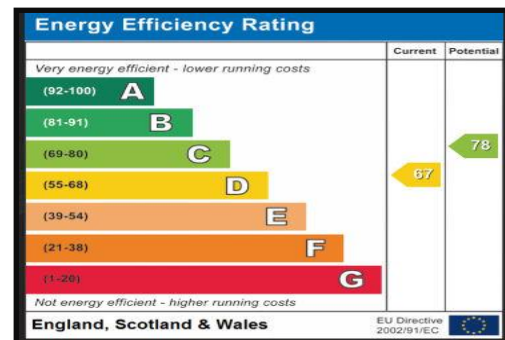
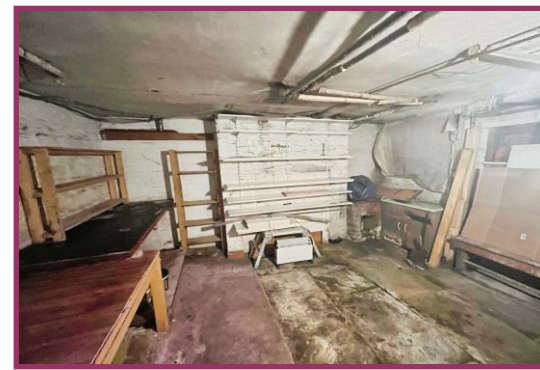
BURY
 14 Market St, Bury, BL1 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated in a well-established residential area of Bolton, this spacious property offers an excellent opportunity for buyers seeking a home with potential. Requiring a programme of updating and modernisation, this property is ideal for investors, developers, or families looking to create a home tailored to their own tastes and specifications. The accommodation offers generous internal space with well-proportioned rooms, providing a solid foundation for refurbishment. Although in need of cosmetic improvement, the property benefits from a practical layout and the opportunity to add value. Externally, the property is garden fronted with a low maintenance rear yard with double gates. There is also additional land to the side which provides off road parking. Tonge Moor Road is conveniently positioned for access to both Bolton town centre and Harwood, with a range of local shops, supermarkets, and amenities nearby. The area is popular with both families and commuters due to its accessibility to Hall I'Th Wood train station and community feel. The property falls within the catchment area of several well-regarded schools including St Columba's Primary School, Tonge Moor Primary School, Canon Slade and Sharples School. Internally the property comprises an entrance hallway, bay fronted lounge, modern kitchen with centre island unit and integrated appliances and utility to the ground floor with three good sized bedrooms and a three piece family bathroom to the first floor. The cellar room is an additional benefit, currently used as a workshop, however could potentially be turned into an additional reception/gym/games room.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, double glazed window to the side, stairs leading to the first floor.

Lounge: 15' 9" x 11' 3" (4.80m x 3.43m) Ceiling light point, double glazed bay window to the front, radiator, laminate flooring.

Kitchen/diner: 14' 3" x 11' 11" (4.34m x 3.63m) Downlights, range of fitted wall and base units with integrated stainless steel sink with mixer tap, dishwasher, fridge freezer, extractor fan, electric range oven, central island unit and breakfast bar.

Utility Room: 10' 3" x 7' 0" (3.12m x 2.14m) Ceiling light point, double glazed window to the rear, door side, radiator, space for a washing machine.

Cellar: 19' 9" x 14' 7" (6.03m x 4.45m) Ceiling light point, water point.

Landing: Ceiling light point, loft access, wall mounted boiler, double glazed window to the side.

Bedroom 1: 11' 11" x 9' 9" (3.63m x 2.96m) Ceiling light point, radiator, double glazed window overlooking the allotments to the rear.

Bedroom 2: 15' 9" x 8' 11" (4.81m x 2.72m) Ceiling light point, wall mounted vertical radiator, double glazed window to the front.

Bedroom 3: 11' 11" x 5' 10" (3.63m x 1.78m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: Ceiling light point, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, vanity unit with inset sink, panel bath with mixer tap and shower above, tiled floor and walls.

Externally: To the front of the property there is a low maintenance garden with the rear also being low maintenance with double gates leading to the side.

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 844 years remaining ends 11/10/2870

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

Approx Floor Area: The overall approximate floor area is around 99 square metres.

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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all 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

