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LONGWORTH STREET, TONGE FOLD, BL2 6AR



- End stone cottage in superb location
- Thought to date from circa 1857
- Lounge with multi fuel burning stove
- Kitchen diner with appliances included
- 2 good bedrooms, master with wardrobes
- White three piece bathroom suite
- Thoughtfully designed Astroturf rear garden
- Potentially a superb first home, Gas C.H & D.G



£160,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Thought to date from around 1857 is this stone two bedroom terrace property situated in a consistently popular residential location, being ideally placed for easy access to the areas beautiful countryside, local shops, restaurants, transport links, the motorway network via Saint Peters Way and Bolton Town Centre. The accommodation on offer briefly comprises: entrance vestibule, living room with multi fuel burning stove and feature fireplace, Fitted kitchen/diner inclusive of most appliances, first floor landing, master bedroom with wardrobes included, bedroom two, and a white three-piece bathroom suite. Externally, the rear gardens have been thoughtfully designed and finished in Astroturf for easy maintenance and all year round use. The property benefits from gas central heating and double glazing and all that is on offer can only be appreciated via a viewing. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 10" x 3' 5" (1.181m x 1.030m)

Living room: 14' 3" x 14' 7" (4.353m x 4.442m) Measured at maximum points. uPVC window to the front with fitted blinds, multi fuel burning stove sat within a feature fireplace, radiator

Kitchen diner: 14' 7" x 12' 7" (4.443m x 3.832m) Measured at maximum points. A professional fitted kitchen with an excellent range of matching; drawers base, display and wall cabinets, electric oven/grill, electric hob with extractor over, stainless steel sink and drainer with mixer tap over, space for the washing machine, stylish American sized fridge/freezer which is included. Fitted breakfast bar, feature wallpaper to one wall, uPVC window to the rear, quality uPVC rear entrance door, which leads out onto the garden.

First floor landing: Measured at maximum points, radiator, loft access point.

Bedroom 1: 14' 2" x 14' 9" (4.326m x 4.490m) uPVC window to the front, radiator, the wardrobes are matching bedside drawers are included in the sale.

Bedroom 2: 8' 10" x 6' 7" (2.694m x 2.000m) uPVC window to the rear, radiator.

Bathroom: 9' 10" x 5' 6" (2.998m x 1.669m) A white three-piece bathroom suite comprising: bath with shower over, WC and pedestal wash and basin, uPVC window to rear, heated towel rail, ceramic wall and floor tiling, built-in storage space, spot lighting.

Rear garden: The rear garden has been thoughtfully designed for all year round use and easy maintenance, perfect for al fresco dining, and easy maintenance with an Astroturf lawn finish, raised flower beds, bamboo cane and mesh ceiling covering to ensure safe and enclosed space for a pet(s), outside tap.

Plot size: The overall approximate plot size is around 0.04 of an acre.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is freehold

Council tax: The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,600.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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 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

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