



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 77                      | 89        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |   |                         |           |

**KERRY GROVE, TONGE FOLD, BL2 2QH**



- Very well presented 3 bed mid terrace
- Vacant possession/Freehold tenure
- Hall/lounge/prof fitted dining kitchen
- Landing/3 beds/family bathroom suite
- Gdn to front and rear/on street parking
- Quiet location/no passing traffic
- Excellent amenities/transport links
- Ideal investment/first time purchase



**Offers Over £150,000**

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E: bolton@cardwells.co.uk

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E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market with the advantage of no onward chain and vacant possession is this recently refurbished 3 bedroom mid terrace in the ever popular Tonge Fold area. Situated off Ainsworth Lane on a quiet street of similar properties and in the catchment area for local nurseries and schools, excellent amenities with transport links all close by. Recent improvements include new carpets, decor and treated timber fencing. We feel that the property will be of particular interest to first time buyers or investors looking to add to their portfolio. Briefly comprising: Composite entrance door, reception hallway, lounge, dining kitchen, landing, three good bedrooms and a family bathroom suite. To the outside is readily available on street parking and enclosed gardens to the front and rear. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walkthrough video prior to booking your appointment.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door into.

**Reception hallway:** 14' 10" x 5' 11" (4.52m x 1.80m) Built in storage cupboard, wall mounted radiator.

**Lounge:** 13' 7" x 11' 8" (4.14m x 3.55m) uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 10' 3" x 17' 9" (3.12m x 5.41m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, complementary tiled splash backs, oven, four ring hob with extractor above, wall mounted radiator, composite door giving access to the rear garden, uPVC double glazed window.

**Landing:** 8' 8" x 8' 8" (2.64m x 2.64m) Cupboard housing the gas combination boiler, loft access point.

**Bedroom 1:** 11' 10" x 11' 3" (3.60m x 3.43m) uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 12' 5" x 9' 2" (3.78m x 2.79m) uPVC double glazed window, wall mounted radiator.

**Bedroom 3:** 9' 4" x 7' 8" (2.84m x 2.34m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 5' 0" x 8' 6" (1.52m x 2.59m) Very well appointed three piece suite comprising Wc, pedestal wash basin, bath with mixer shower attachment, full wall aqua boarding, frosted uPVC double glazed window, wall mounted heated towel rail.

**Outside:** To the outside is readily available on street parking and enclosed gardens to the front and rear.

**Plot size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 81m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is of a freehold tenure

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,506.00 per annum.

**Flood risk information:** 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:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**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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