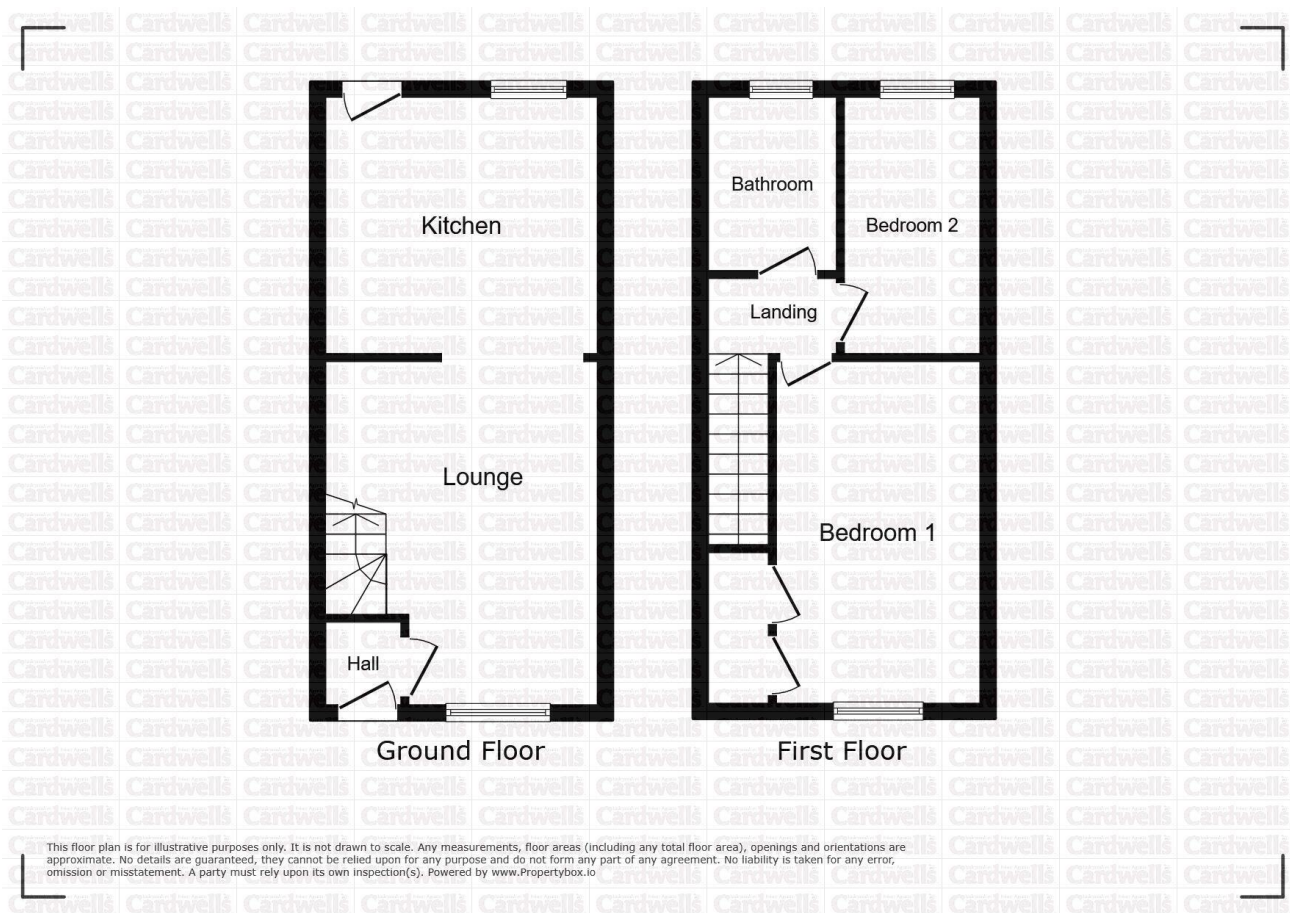




RYEFIELD STREET, TONGE MOOR, BL1 2TJ



- Garden fronted mid terraced
- Two good sized bedrooms
- Traditional cobbled street setting
- Lounge and kitchen/dining room
- Walking distance to Bolton Town Centre
- Ideal first time buy or investment opportunity
- Excellent commuter routes
- Viewing recommended



£110,000

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

BURY
14 Market St, Bury, BL9 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 on a traditional cobbled street and conveniently positioned close to Bolton Town Centre, this garden fronted mid terrace property presents an excellent opportunity for first time buyers and buy to let investors alike. The accommodation is well presented throughout and comprises an entrance vestibule leading into a comfortable lounge, with a spacious kitchen/dining room located to the rear, providing ample space for both everyday living and entertaining. To the first floor are two generous double bedrooms together with a three piece family bathroom suite. The property further benefits from gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. Ryefield Street enjoys a highly convenient location, being within easy reach of Bolton Town Centre and its extensive range of shopping, leisure and dining facilities. Bolton Train Station is also easily accessible, providing regular rail services to Manchester, Salford and surrounding towns, making the property ideal for commuters. Excellent road connections are available via St Peter's Way (A666), which links directly to the M61 motorway network, offering straightforward access towards Manchester, Preston, Blackburn and the wider North West region. A variety of local schools, supermarkets, healthcare facilities and everyday amenities are all close at hand. Offered with broad appeal due to its convenient location and well proportioned accommodation, early viewing is highly recommended to appreciate all that this property has to offer. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point.

Lounge: 14' 11" x 11' 10" (4.55m x 3.60m) Ceiling light point, radiator, double glazed window to the front, gas fire and surround, open into the kitchen/diner.

Kitchen/diner: 11' 11" x 11' 3" (3.63m x 3.43m) Ceiling light point, double glazed window overlooking the rear yard, radiator, range of fitted wall and base units with complementary worktops incorporating a single bowl stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine, fridge/freezer, dryer, laminate flooring, tiled splashback to the kitchen walls.

Landing: Ceiling light point, loft access.

Bedroom 1: 11' 11" x 14' 10" (3.64m x 4.53m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes, loft access.

Bedroom 2: 11' 5" x 6' 7" (3.47m x 2.00m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 7' 3" x 5' 1" (2.21m x 1.54m) Ceiling light point, radiator, double glazed window to the rear, three piece suite comprising a wc, pedestal sink, panelled bath with electric shower above, tiled splashback to the walls.

Externally: To the front of the property there is gated access to a low maintenance garden. To the rear of the property there is a well maintained enclosed rear yard which has been flagged with a gate to the rear and space for a storage shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 995 years from 10 July 1898

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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

