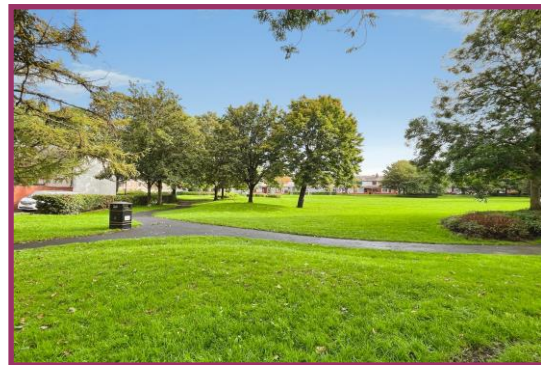
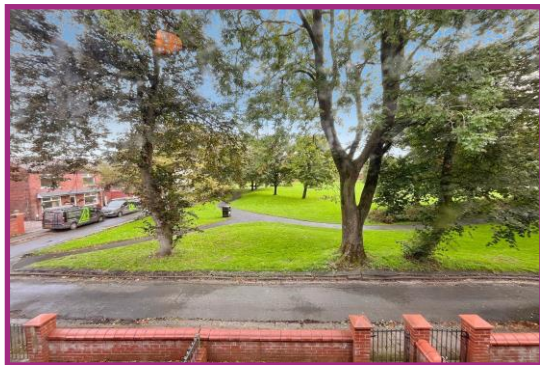
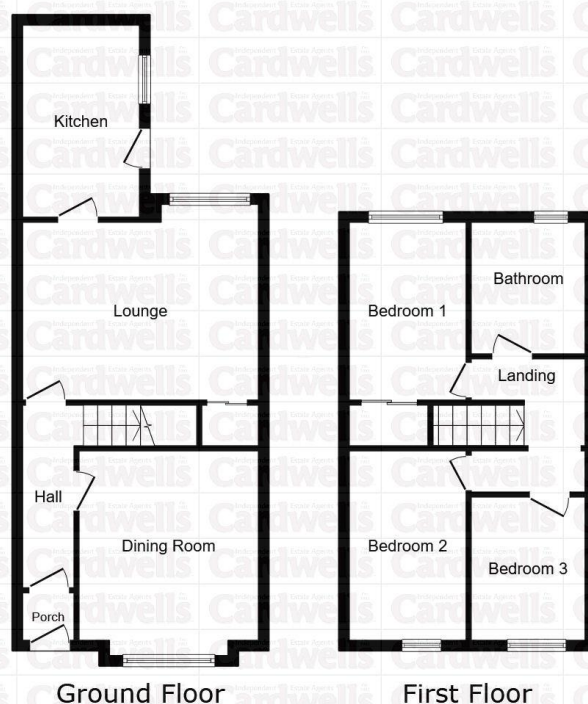




TONGE PARK AVENUE, TONGE PARK, BL2 2QR



- No onward chain, Freehold
- Garden fronted mid terraced property
- Views over Tonge Park
- In need of some modernisation
- Ideal for a first time buyer/investor
- Great spot for the commuter
- Gas central heating & double glazing
- Close to many amenities



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Offers in the Region Of £145,000

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



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.



Situated in the ever-popular Tonge Park area of Bolton and enjoying pleasant views across the park to the front, this garden-fronted mid-terrace property presents an excellent opportunity for buyers seeking a home they can modernise and personalise to their own tastes. Offering generously proportioned accommodation throughout, the property combines traditional character with fantastic potential, making it ideal for first-time buyers, families and investors alike. The accommodation comprises an entrance hallway leading to a spacious dining room featuring a bay window overlooking Tonge Park, creating a bright and attractive reception space. To the rear is a good-sized lounge, providing ample room for relaxation and entertaining, whilst the kitchen completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms together with a family bathroom. The property further benefits from gas central heating and double glazing throughout. To the front there is a paved garden with views over the Tonge Park and to the rear there is a flagged garden with gated access. Tonge Park Avenue is conveniently positioned for a wide range of everyday amenities. Nearby shopping facilities can be found at Tonge Moor Road, The Valley Shopping Centre and Bolton Market, whilst a selection of supermarkets, convenience stores, cafés, restaurants and leisure facilities are all within easy reach. Families will appreciate the property's proximity to a range of highly regarded primary and secondary schools, including schools within the Tonge Moor, Thornleigh and Sharples catchment areas, together with further educational facilities available in Bolton town centre. For commuters, the property is exceptionally well placed. Bolton town centre is located only a short distance away, providing access to extensive retail, leisure and business facilities. Excellent transport links include convenient access to St Peter's Way (A666), which connects directly to the M61 motorway network, providing routes towards Manchester, Preston, Blackburn and beyond. Public transport links are readily available with regular bus services operating along nearby Tonge Moor Road and Blackburn Road. Rail travellers are served by Bolton Railway Station, offering direct services to Manchester, Salford, Preston, Blackpool, Wigan and other regional destinations, whilst Hall i' th' Wood Station is also accessible for additional commuting options. Offering spacious accommodation, an enviable park side position and fantastic scope for improvement, this property represents an excellent opportunity to acquire a home in one of Bolton's consistently popular residential locations. 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:

Entrance Hallway: Ceiling light point, coving to the ceiling, radiator, stairs leading to the first floor.

Dining Room: 12' 3" x 11' 7" (3.73m x 3.53m) Ceiling light point, coving to the ceiling, picture rail, double glazed window overlooking the park, radiator, feature fire place.

Lounge: 15' 3" x 11' 6" (4.64m x 3.50m) Ceiling light point, double glazed window to the rear, under stairs storage, electric fire.

Kitchen: 12' 5" x 7' 10" (3.78m x 2.38m) Downlights, double glazed window to the side and a door to the side, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, space for a gas cooker, fridge/freezer, washing machine, tiled splashback to the walls.

Landing: Ceiling light point.

Bedroom 1: 11' 4" x 9' 11" (3.46m x 3.01m) Ceiling light point, radiator, double glazed window to the rear, storage cupboard.

Bedroom 2: 12' 2" x 6' 11" (3.72m x 2.11m) Ceiling light point, double glazed window to the front overlooking the park, radiator.

Bedroom 3: 9' 3" x 8' 1" (2.82m x 2.47m) Ceiling light point, radiator, double glazed window to the front overlooking the park.

Bathroom: 8' 7" x 5' 0" (2.62m x 1.52m) Currently used as a wet room with a wc, electric shower, pedestal sink, radiator, double glazed window to the rear, tiled splashback to the walls.

Externally: Paved garden to the front with views over Tonge Park. To the rear there is a flagged garden with gated access to the rear.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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 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 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 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

