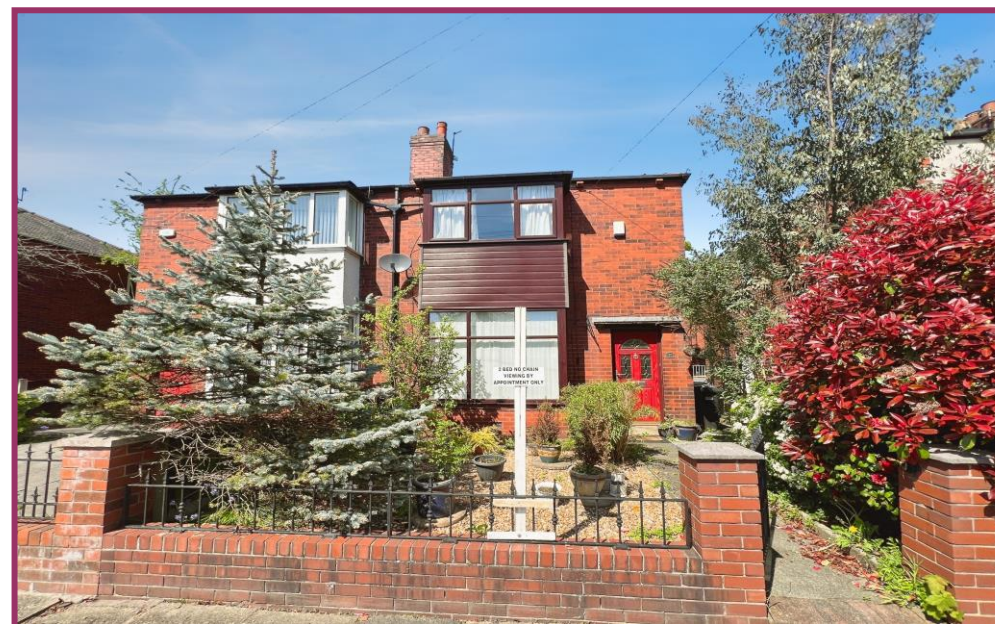




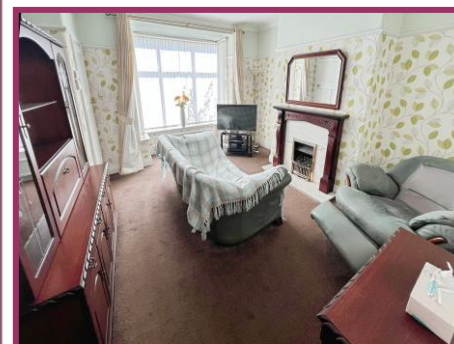
Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC
www.epc4u.com

TURNER BRIDGE ROAD, TONGE PARK, BL2 2RS



- No upward chain involved
- Lovely semi detached house
- 2 good sized bedrooms
- Open plan kitchen dining room
- Popular & convenient location
- Ideal first time home
- Some updating required
- Good local amenities



£155,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this lovely two bedroom semi detached house, situated in a very popular and convenient location. The area is well served with good local shops, schools and transport links. The property requires some modernisation and would make an ideal first time home, or perhaps someone wishing to downsize. The accommodation briefly comprises entrance hall, lounge, open plan kitchen dining room and a guest WC. Upstairs there are two good sized bedrooms and a bathroom. The property also benefits from double glazing and gas central heating. 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 Hall: UPVC double glazed front door to the hallway with enclosed staircase to the landing.

Lounge: 13' 9" x 12' 7" (4.19m x 3.83m) UPVC double glazed bay window to the front aspect, feature marble fireplace incorporating a living flame gas fire, with a wooden mantle surround, two radiators, picture rail, coving to the ceiling.

Open plan kitchen dining room: 11' 4" x 16' 3" (3.45m x 4.95m) Double glazed French doors and two frosted double glazed windows to the rear aspect, fitted wall and base units with fitted work surfaces and tiled splashbacks, built in oven, inset halogen hob, extractor fan above, stainless steel sink unit, space for a washing machine and a fridge freezer, radiator.

Rear Hallway: A door gives access to the side elevation.

Guest wc: Frosted double glazed window to the side aspect, close coupled WC, tiled floor, half tiling to the walls.

Landing: Frosted double glazed window to the side aspect, access to the loft, doors lead to:

Bedroom One: 16' 2" x 16' 3" (4.92m x 4.95m) UPVC double glazed bay window to the front aspect, fitted wardrobes, two radiators.

Bedroom Two: 10' 11" x 9' 5" (3.32m x 2.87m) Double glazed window to the rear aspect, fitted wardrobes with overhead storage cupboards, radiator.

Bathroom: 7' 7" x 5' 9" (2.31m x 1.75m) Frosted double glazed window to the rear aspect, enclosed bath with a shower above, wash basin, close coupled WC, tiling to the walls, radiator, fitted airing cupboard.

Outside: There is a delightful front garden which is mostly gravelled, with a paved pathway and mature tree and plant displays. The pathway continues along the side elevation. There is an enclosed rear garden which is mostly paved with mature tree and plant displays. A gate gives access along the side elevation.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 4990 years from 12 November 1933

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

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

