

Independent Estate Agents Est. 1982
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ABINGDON ROAD, TONGE FOLD, BL2 2RF



- Semi detached house
- Lovely interior, feature fireplace
- 2 bedrooms, modern kitchen dining room
- Popular area of Tonge Park
- Driveway, garden & garage
- Close to amenities
- Ideal 1st time purchase
- Viewing highly recommended

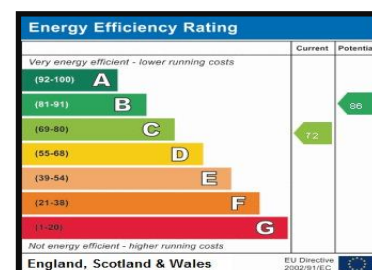


Offers in the Region Of £190,000

BOLTON
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 E: bolton@cardwells.co.uk

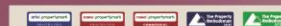
BURY
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LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



A lovely semi detached house situated in the popular area of Tonge Park. The property has a modern interior, including a recently installed kitchen dining room. There is a delightful well stocked garden to the rear, and a tarmac driveway to the front. The area is well served with local shops schools and transport links Hall ith wood train station is within easy reach, along with Tonge Park and Crompton Way. The property would make an ideal first time purchase, or perhaps someone wishing to downsize. The accommodation briefly comprises entrance hall, lounge with a feature fireplace and a kitchen dining room. Upstairs there are two good sized bedrooms and a bathroom. Outside, there is a tarmac driveway, which provides ample off street parking and a lovely garden to the rear with a single garage. The property also benefits from UPVC 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door leading to the hallway with enclosed staircase to the landing.

Lounge: 16' 3" x 12' 9" (4.95m x 3.88m) UPVC double glazed window to the front aspect, feature fireplace incorporating a woodburning stove, radiator.

Kitchen dining room: 15' 10" x 9' 1" (4.82m x 2.77m) 2 UPVC double glazed windows to the rear aspect, range of modern fitted wall and base units with complementary work surfaces, ceramic sink unit with mixer tap, space for a cooker and a fridge freezer, space for a washing machine. There is a fitted desk with cupboards, matching the kitchen units, radiator, inset spotlights to the ceiling. From the kitchen, there is a cloaks area, with built-in under the stairs storage cupboard. The cupboard houses the central heating boiler and a tumble dryer, UPVC double glazed door side aspect.

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

Bedroom 1: 15' 10" x 12' 2" (4.82m x 3.71m) UPVC double glazed window to the front aspect, fitted wardrobes, radiator.

Bedroom 2: 11' 0" x 9' 7" (3.35m x 2.92m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes.

Bathroom: 7' 4" x 5' 10" (2.23m x 1.78m) Frosted double glazed window to the rear aspect, enclosed bath with a shower above, close coupled WC, wash basin, tiling to the walls, radiator.

Outside: You will find a generous sized tarmac driveway to the front providing ample off street parking. There is a paved patio rear garden which leads to a single detached garage, with twin opening doors. The remainder of the garden is laid to lawn with mature tree and plants borders.

Tenure: We are advised the property is Freehold.

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

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. A walk through viewing video is available to watch in the first instance.

Thinking of selling: 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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