



THICKETFORD ROAD, TONGE MOOR, BL2 2LT



- Three bedroom end terrace
- Garage to rear of property
- All bedrooms are fitted
- Professionally fitted kitchen
- Generous open plan lounge diner
- Large wood burning stove
- Popular residential area
- Vaillant gas combi boiler, UPVCDG



£185,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A generously proportioned three bedroom end terrace property complete with garage and fabulous woodburning stove, which can be used to supplement the central gas heating system to keep running costs as low as possible. There is a Vaillant gas combination central heating boiler in place for the water and the heating and the stove can be used to heat the radiators as well. Situated in a consistently popular residential area, the property is ideally located for easy access to: popular schools, shops, restaurants, beautiful countryside such as Seven Acres Country Park, easy access to the town centre of Bolton, easy access to the motorway network via Saint Peters Way and easy access to the railway network via Hall Ith Wood train station which directly serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn. The accommodation briefly comprises: entrance vestibule, generously proportioned open plan lounge/diner with the woodburning stove, fitted kitchen, first floor landing, three fitted bedrooms and a white three-piece bathroom suite. Externally there is an enclosed garden in an easy maintenance yard style and a garage to the rear of the property, accessed from the cobbled side street. The property benefits from UPVC double glazing, a Vaillant gas combination central heating boiler which can be used as well as the wood burning stove for heating. Although it will be confirmed at the time that the sale is agreed, there is a possibility that the property will be sold with no further upward chain delay. There really is a great deal to admire, and a viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointments 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 Vestibule: 3' 5" x 3' 3" (1.052m x 0.981m) Quality entrance door with double glazed window and UPVC double glazed window above, internal frosted glass UPVC windows and UPVC door into the open plan lounge through diner.

Lounge/diner: 27' 7" x 15' 1" (8.409m x 4.609m) Measured at maximum points into the UPVC bay window to the front which is fitted with blinds, UPVC window with fitted blinds to the side, UPVC window with fitted blinds overlooking the rear garden, two radiators, large woodburning stove with tiled surround. The woodburning stove can be used to help heat the radiators throughout, the property in conjunction with the gas combination central heating boiler, the purpose of this is to keep the running costs low, our client has advised us that he is happy to give a lesson on how to run the system to the purchaser. Under stairs storage space, door off to the stairs, solid oak flooring.

Kitchen: 12' 10" x 7' 10" (3.917m x 2.380m) A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated oven/grill, gas hob with extractor over, the freestanding fridge and freezer are included within the sale, ceramic wall tiling, UPVC window to the side, rear entrance door.

First floor landing: 13' 10" x " (4.211m x m) Loft access point.

Bedroom One: 14' 6" x 11' 6" (4.422m x 3.495m) Fitted wardrobes and storage space, UPVC window to the front with fitted blinds, radiator, matching storage cabinets to the side of the bed.

Bedroom Two: 14' 3" x 10' 6" (4.346m x 3.202m) Measured at maximum points. Fitted wardrobes and storage space, one of which encloses the Vaillant gas combination central heating boiler, two radiators, UPVC window with fitted blinds.

Bedroom Three: 13' 2" x 8' 0" (4.016m x 2.431m) Measured at maximum points, fitted bedroom furniture providing wardrobes, bridging cabinets and under bed storage space, radiator, UPVC window with fitted blinds.

Bathroom: 5' 2" x 5' 9" (1.564m x 1.74m) A white three-piece bathroom suite comprising pedestal wash hand basin, dual flush WC and bath with fitted shower screen, ceramic wall tiling, UPVC window.

Rear Garden: Fully enclosed and easy maintenance yard style.

Garage: There is a single garage with a vehicle access door from the cobbled side street, sliding pedestrian door from the garden.

Tenure: Cardwells pre-marketing research indicates that the property is Leasehold 990 years from 1 May 1905 and we are advised that the ground rent is less than that is no more than £10 per annum.

Council Tax: The property is located in the borough of Bolton and the council tax band rating is A with an approximate annual cost of around £1,600.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre-marketing research shows that the property is not within 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. A walk through viewing video is available to watch in the first instance at your convenience.

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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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