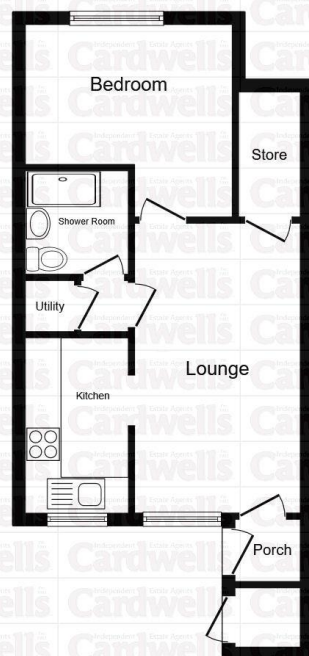
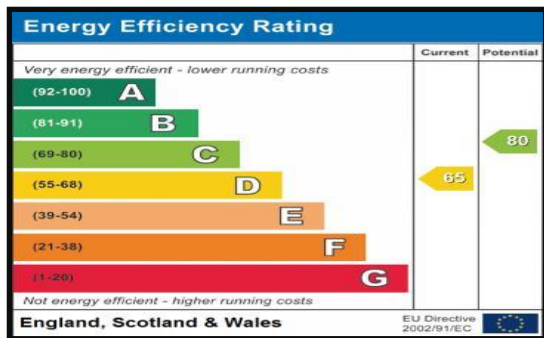




Floor Plan

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

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www.cardwells.co.uk

TONG CLOUGH, BROMLEY CROSS, BL7 9HR



- Comprehensively renovated Summer 2026
- Lovely views over "The Clough" to front
- New kitchen with integrated appliances
- Stunning modern shower room
- Turn Key condition, ready to move into
- In the heart of Bromley Cross, BL7
- One bedroom. UPVC DG, alarm, no chain
- Single garage, EPC D, circa 409 sq ft



£130,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Est. 1982

In the heart of Bromley Cross village, BL7 this fully refurbished ground floor property is set on the edge of beautiful local countryside and overlooking “The Clough” to the front from the lounge and kitchen windows, is this superbly presented one bedroom home. We are advised that the views to the rear is in a wonderful position from which you can watch local wildlife with Deer and Pheasants amongst those passing! The property has a wonderful countryside feel, yet is within walking distance to a plethora of fabulous amenities including; the medical surgery, St Johns Primary School, Walmsley Primary School, Walmsley Primary School, Turton High School, The Retreat restaurant, various pubs (The Flag, The Railway, The Sportsmans) shops (Co-Op, Sainsburys and a variety of independent shops and businesses) and wonderful sporting and leisure facilities such as: The Last Drop Village, gymnasiums, Eagley Sports Village, Turton Golf Club, Dunscair Golf Club and The Jumbles Sailing Club. While Bromley Cross railway station is within walking distance , which directly serves; Manchester, Salford, Bolton and Blackburn, perfect for those commuting by rail.

The property has been comprehensively refurbished and renovated in the Summer and Autumn of 2026 and benefiting from a new kitchen with integrated appliances, a new luxurious shower room, new carpets, neutral décor, stylish matching switches and sockets, and even fitted blinds. It is hopefully ready to move straight into. Unusually for a flat, there are no management fees to pay, and very importantly, there is a single garage, which is a superb facility and one that is infrequently found with properties of this type. The accommodation extends to around 409 square feet / 38 square meters and briefly comprises: entrance porch, lounge, with lovely front view and superb built in storage space off, wonderful fitted kitchen, double bedroom and stylish three piece shower room. Externally there are paved garden areas to the front with an external storage area and a single garage. This may make an ideal home for a first time buyer, buy to let investment or perhaps be perfect for a single person or couple. Notably, the property is sold with no further upward chain, so it is hoped that a quick completion can be arranged once the sale is agreed. There is a great deal to admire and a personal viewing comes with our highest recommendations by appointment with Cardwells Estate Agents Bolton on 01204381281, bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 38 m²/409 ft.² over one level.

Entrance porch: 3' 2" x 5' 6" (0.955m x 1.685m) uPVC entrance door.

Living room: 15' 11" x 9' 2" (4.860m x 2.788m) uPVC window to the front with fitted blinds, enjoying the lovely aspect to the front, electric radiator, recently decorated, quality carpeting, stylish sockets and switches. There is a generous storage space off.

Kitchen: 9' 8" x 5' 6" (2.948m x 1.683m) That was installed around autumn of 2026 providing a fabulous range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated fridge/freezer, integrated oven/grill, electric induction hob with extra extractor over, uPVC window to the front enjoying the lovely woodland aspect, fitted Blinds, stylish marble style flooring

Bedroom : 15' 8" x 10' 7" (4.777m x 3.236m) Measured at maximum points. uPVC window to the rear with fitted blinds, electric radiator, matching sockets and switches, quality carpeting.

Shower room: 5' 9" x 5' 6" (1.744m x 1.664m) A beautiful three-piece shower room sweet installed in the autumn of 2026 complete generous shower area, wash hand basin with mixer tap over, WC flush, acoustic style boarding, extractor, ceramic floor.

Front garden: Front garden is predominantly paved for easy maintenance.

Garage: There is a single garage with an up and over vehicle access door to the front. Please see the included title plan and walk-through reviewing video to easily identify which garage it is.

Plot size: Plot size the overall approximate plot sign extends to around 0.03 of an acre.

Chain details: It is our understanding that the property will be sold with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of around 999 years from 3rd December 1978.

Bolton council tax: Cardwells Estate Agents Bolton pre marketing research indicates that 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.

Energy performance certificate: The energy performance certificate rating is D and the certificate is valid until the 12th of April 2030.

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.

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

