

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Tonge Moor Road, Bolton, BL2 2JR

Offers Over £130,000

SPACIOUS TWO BEDROOM TERRACE IN BOLTON

Situated on Tonge Moor Road in Bolton, this charming mid-terrace house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a reception room that seamlessly connects to a spacious dining area, creating an inviting space perfect for both relaxation and entertaining. The layout is designed to enhance the flow of natural light, making the home feel warm and welcoming.

The property boasts two generously sized bedrooms, each offering a peaceful retreat at the end of the day. These rooms are designed to accommodate various furniture arrangements, ensuring that you can create your ideal personal space.

Completing this lovely home is a well-appointed bathroom, which features modern fixtures and fittings, providing a comfortable and stylish space for your daily routines.

This property is perfect for first-time buyers, small families, or those looking to downsize, offering a wonderful opportunity to enjoy life in a vibrant community. With its convenient location and thoughtful layout, this mid-terrace house on Tonge Moor Road is a must-see for anyone seeking a new home in Bolton.

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Offers Over £130,000



- Mid Terrace Property
 - Spacious Interiors
 - On Street Parking
 - EPC Rating TBC
- Two Bedrooms
 - Ideal Rental Investment
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band A

Ground Floor

Entrance Vestibule
3'5 x 2'11 (1.04m x 0.89m)

Hall
10'8 x 3'3 (3.25m x 0.99m)

Reception Room One
10'2 x 10'1 (3.10m x 3.07m)

Reception Room Two
14'11 x 10'5 (4.55m x 3.18m)

Kitchen
16'8 x 5'10 (5.08m x 1.78m)

First Floor

Landing
12'9 x 4'11 (3.89m x 1.50m)

Bedroom One
13'10 x 12'4 (4.22m x 3.76m)

Bedroom Two
12'8 x 8'3 (3.86m x 2.51m)

Bathroom
7'10 x 5'8 (2.39m x 1.73m)

Loft Space
Drop down Ladder, lighting, carpeted floor, Velux window



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