

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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 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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# Tonge Moor Road, Bolton, BL2 2JR

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

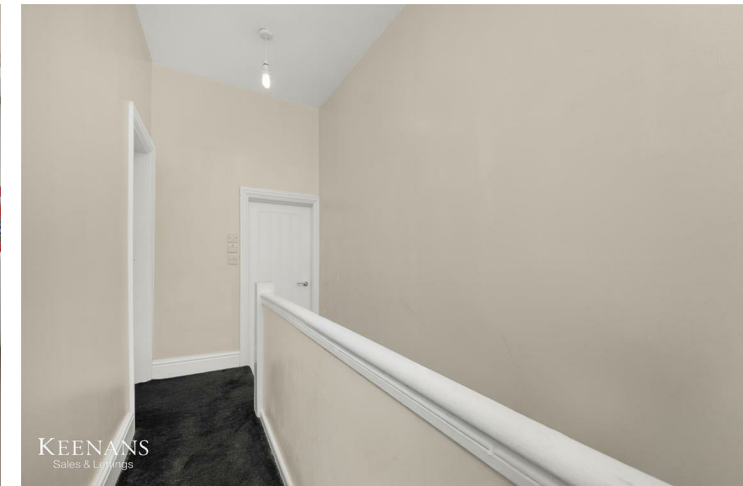
12'8 x 8'3 (3.86m x 2.51m )

### 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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