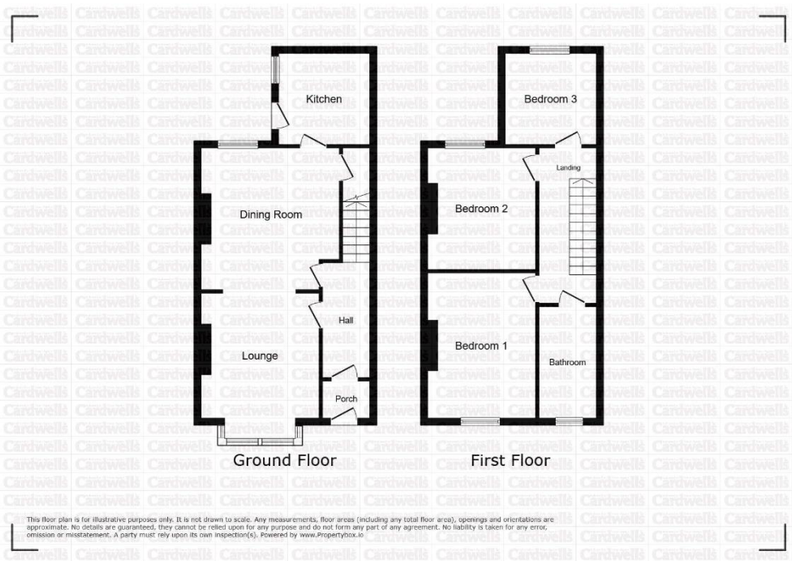

Independent Estate Agents Cardwells Est. 1982

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ABINGDON ROAD, TONGE MOOR, BL2 2RE

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Fitted kitchen
- Four Piece Bathroom
- Garden Fronted
- Popular Location
- Early Viewing Advised

Offers in the Region Of £180,000

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E: bolton@cardwells.co.uk

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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.

This stylish three-bedroom terraced home occupies a sought-after position within the ever-popular Tonge Moor area of Bolton, conveniently situated close to a wide range of local amenities, excellent transport links and attractive green spaces. Ideal for first-time buyers, young families and professionals alike, the property is within easy reach of local shops, supermarkets, cafés, schools and everyday services, whilst Bolton town centre offers an extensive range of retail, leisure and dining facilities. The property is also perfectly placed for enjoying the nearby Tonge Park and Seven Acres Country Park, providing pleasant walking routes and outdoor recreational opportunities. Commuters will appreciate the excellent connectivity on offer, with Hall i' th' Wood railway station located approximately 0.8 miles away, providing convenient rail links to Bolton, Manchester and surrounding destinations. The area is also well served by local bus routes with regular services into Bolton town centre and neighbouring districts, whilst the A58, A666 and motorway networks are readily accessible for travel throughout Greater Manchester and the North West. Families are particularly well catered for, with a number of primary schools and secondary schools available within the surrounding area, making this an attractive location for those seeking access to local educational facilities. Internally, the well-presented accommodation briefly comprises a vestibule, entrance hall, spacious lounge opening into the dining room, and a fitted kitchen. To the first floor are three well-proportioned bedrooms together with a modern four-piece family bathroom. This attractive home combines character, space and convenience in a highly regarded residential location. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: 4' 11" x 3' 3" (1.5m x 1.0m) Wooden door to the front elevation.

Hall: 15' 9" x 4' 11" (4.8m x 1.5m) Glazed wood door leading to the hall. Stairs lead off to the first floor landing. Laminate floor. Radiator.

Lounge: 12' 2" x 11' 6" (3.7m x 3.5m) Double glazed bay window to the front elevation. Laminate floor. Shelving to alcove. Radiator. Opens onto:

Dining Room: 13' 9" x 12' 2" (4.2m x 3.7m) Double glazed window to the rear elevation. Laminate floor. Radiator. Understairs storage.

Kitchen: 8' 10" x 8' 10" (2.7m x 2.7m) Double glazed window and door to the side elevation. Range of base units with complementary work surfaces and matching wall mounted cabinets. Gas cooker. Space for fridge freezer. Plumbed for washing machine. Tiled floor. Recessed spotlights.

Landing: Loft access with pull down ladder.

Bedroom One: 14' 1" x 10' 2" (4.3m x 3.1m) Double glazed window to the front elevation. Cast iron fireplace built in wardrobes. Radiator.

Bedroom Two: 11' 10" x 10' 2" (3.6m x 3.1m) Double glazed window to the rear elevation. Cast iron fireplace. Radiator.

Bedroom Three: 8' 10" x 8' 10" (2.7m x 2.7m) Double glazed window to the rear elevation. Cast iron fireplace. Radiator.

Bathroom: 10' 10" x 4' 7" (3.3m x 1.4m) Double glazed window to the front elevation. Four piece suite comprising bath, corner shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled floor. Tiled elevations. Chrome heated towel rail.

Externally: The property has a garden area to the front with paved path leading to the front door and the rear enjoys a paved courtyard style garden with planted borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Approx Floor Area: The overall approximate floor area is around 92 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

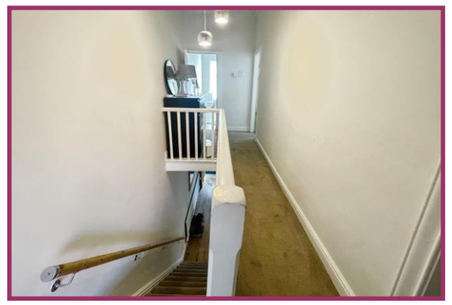
Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk 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.

Thinking of selling or letting: 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

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