



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MONTROSE AVENUE, TONGE MOOR, BL2 2QX**



- Semi detached property
- Two fitted double bedrooms
- Lounge with bay window
- Open plan dining / kitchen
- En-suite and family bathroom
- Gardens front and rear
- No onward chain delay
- Sought after location



**Offers in the Region Of £180,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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This well-presented two double bedroom semi-detached home is ideally situated within a popular and convenient residential area of Tonge Moor. The property is well positioned for everyday convenience, with a variety of local shops, supermarkets, bakeries and food outlets all within walking distance, as well as GP surgeries and other essential services nearby. For families, the area is served by a number of popular primary and secondary schools including Tonge Moor Primary Academy, Moorgate Primary School, Castle Hill Primary School and Bolton St Catherine's Academy, all within close proximity. Commuters benefit from excellent transport connections. There are several bus stops just a short walk from the property providing frequent services across Bolton and Greater Manchester, with routes linking to Manchester, Bury, Rochdale and beyond via the Bee Network. Bolton town centre is easily accessible, offering further rail and bus connectivity, while Hall i' th' Wood railway station is approximately 1 mile away, and Bolton train station is around 2 miles, providing regular services to Manchester and the wider region. The location also offers convenient access to major road networks including the A58 and nearby motorway links, making it ideal for those commuting throughout the North West. Overall, this property presents an excellent opportunity for first-time buyers, small families or investors seeking a well-located home with strong local amenities, recreational parks and transport connectivity. The accommodation briefly comprises: entrance hall, spacious lounge, open plan fitted dining kitchen, two double bedrooms with fitted wardrobes, with the main bedroom benefiting from its own en suite, alongside a family bathroom with three piece suite. The front of the property has mature garden with gated access and path to the front door. The rear has a low maintenance terraced garden. Offered with no onward chain delay, early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton office on 01204 381281, emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online [@cardwells.co.uk](https://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** 3' 3" x 3' 3" (1.0m x 1.0m) Composite door to the front elevation leading into the hall. Stair lead off to the first floor landing. Laminate floor. Radiator.

**Lounge:** 16' 9" x 12' 10" (5.1m x 3.9m) Double glazed bay window to the front elevation. Laminate floor. Living flame gas fire in brass surround. Radiator.

**Open plan Dining / kitchen:** 16' 1" x 11' 10" (4.9m x 3.6m) Double glazed door, French doors and window to the rear elevation. The kitchen area has a range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric hob and oven. Plumbed for washing machine. Space for fridge freezer. Under stairs storage with central heating boiler. Opens onto the dining area which has base units and worksurface to match the kitchen.

**First floor landing:** Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

**Bedroom One:** 12' 6" x 11' 10" (3.8m x 3.6m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**En-suite:** Two piece suite comprising vanity sink unit and close coupled WC.

**Bedroom Two:** 10' 10" x 8' 6" (3.3m x 2.6m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bathroom:** 7' 7" x 5' 11" (2.3m x 1.8m) Double glazed window to the rear elevation. Three piece suite comprising bath with shower and screen over, close coupled WC and pedestal wash hand basin.

**Externally:** The front of the property has mature garden with gated access and path to the front door. The rear has a low maintenance terraced garden.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 5000 years from 9 May 1928

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

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

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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