



## 616 Tonge Moor Road, Bolton

£140,000 Leasehold

Two double bedroom mid terrace • Two reception rooms • Separate W.C. • Power shower over the bath • Garage to rear • Walking distance to Cannon Slade Secondary School • Five minute walk to local train station • Close to local amenities • Close to good schools both primary and secondary • Excellent first time buyer property or investment opportunity





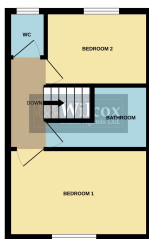
This well-presented two double bedroom mid-terrace house offers an excellent opportunity for first time buyers or investors seeking a conveniently located and spacious property. The home features two generous reception rooms, providing ample space for both living and dining areas, and a practical layout ideal for modern lifestyles. The kitchen is well-appointed, with direct access to the rear yard, and the bathroom benefits from a power shower over the bath for added comfort.

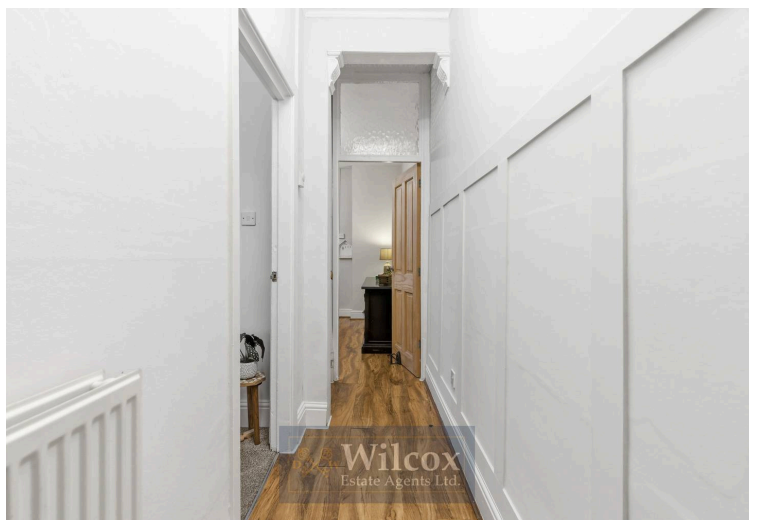
A separate W.C. adds further convenience for residents and guests. Both bedrooms are doubles, offering flexible accommodation for families, guests, or home working. The property is located within walking distance of Cannon Slade Secondary School, and is also close to a range of highly regarded primary and secondary schools, making it a perfect choice for families. Local amenities are easily accessible, ensuring daily necessities are within easy reach, and the local train station is just a five minute walk away, providing excellent transport links for commuters.

GROUND FLOOR



1ST FLOOR





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The outside space has been designed for low maintenance and practicality. To the front, a wrought iron gate and low level brick wall create a welcoming entrance, with a fully flagged garden that offers an attractive and easy to manage outdoor area. At the rear, the fully flagged yard is enclosed by a fence panel surround and accessed via a timber rear gate, providing privacy and security for outdoor relaxation or entertaining. There is plumbing for a washing machine, space for a dryer, and access to the garage via an up and over door, offering valuable additional storage or parking. The combination of secure outdoor areas and practical features ensures this property meets the needs of modern living, making it a superb choice for a wide range of buyers.