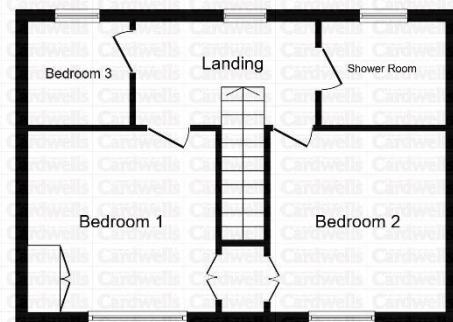


Floor Plan



Floor Plan

Independent Estate Agents
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PARKSIDE STREET, TONGE PARK, BL2 2QS



- Lovely detached home, no chain
- Contemporary kitchen dining room
- 3 good sized bedrooms
- Overlooking Tonge Park
- Generous sized garden
- Large driveway & garage, sun room
- Well presented accommodation
- Modern shower room



£265,000

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For sale with 'no upward chain involved' this lovely characterful, detached house, directly overlooking Tonge Park. The property is a double fronted three bedroom house, situated on a generous sized plot with delightful mature gardens. This charming family home is within close proximity to good local amenities, including schools shops Crompton Way and Bolton Town Centre. The property is very well presented and spacious, with further potential to extend, subject to planning permission. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge, double glazed conservatory and a kitchen dining room. Upstairs there are three good sized bedrooms, two of which have built wardrobes and a modern shower room. Outside there are delightful gardens to the front and rear, along with a gated driveway which provides ample off street parking. There is a garage and a wooden summer house to the rear. Steps lead up to an elevated garden which is mostly laid to lawn. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, enclosed staircase to the landing, coving to the ceiling.

Lounge: 17' 6" x 12' 6" (5.33m x 3.81m) uPVC double glazed window front aspect, feature fireplace incorporating an electric fire, two radiators, coving to the ceiling, uPVC double glazed door leading to the conservatory.

Conservatory: 12' 3" x 10' 0" (3.73m x 3.05m) The conservatory is of brick construction with the rest being double glazed with French doors leading onto the garden.

Kitchen dining room: 13' 0" x 17' 6" (3.96m x 5.33m) 3 uPVC double glazed windows and a uPVC double glazed door, rear and front aspect, modern fitted wall and base units with complimentary work surfaces and splashbacks, built in oven and grill, halogen hob, extractor hood above, sink unit with mixer tap, space for an American style fridge freezer, built in under stairs storage cupboard, shelving, inset spotlights to the ceiling.

Landing: uPVC double glazed window, rear aspect, coving to the ceiling.

Bedroom 1: 11' 0" x 11' 4" (3.35m x 3.45m) uPVC double glazed window, park aspect, built in wardrobes, radiator, inset spotlights to the ceiling.

Bedroom 2: 10' 11" x 10' 7" (3.32m x 3.22m) uPVC double glazed window park aspect, radiator below, built in wardrobes, coving to the ceiling.

Bedroom 3: 6' 3" x 6' 2" (1.90m x 1.88m) uPVC double glazed window rear aspect, radiator below.

Shower Room: 7' 8" x 6' 2" (2.34m x 1.88m) uPVC frosted double glazed window rear aspect, contemporary suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap, tiled floor, heated towel rail, access to the loft, inset spotlights to the ceiling.

Outside: A gated paved pathway leads to the front garden, where you will find two Astro turf style grass areas with wooden sleeper borders. Twin opening metal gates open onto a gravelled driveway which provides ample off-street parking for several vehicles. To the rear there is a delightful garden with a wooden decked patio and a laid to lawn garden with raised sleeper beds. To the bottom of the garden, there is a useful workshop/garage and a wooden summer house. A gate and a roller shutter door give access to the side street. Wooden sleeper steps lead up to an elevated garden area, which is mostly laid to lawn with mature trees.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2133

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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).

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