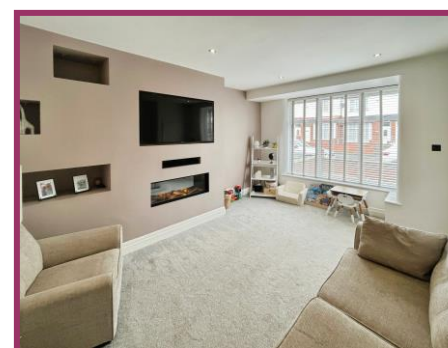


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ABINGDON ROAD, TONGE PARK, BL2 2RF



- Semi detached home
- Beautifully presented throughout
- Two double bedrooms
- Lounge with media wall
- Modern kitchen diner
- Stunning three piece bathroom
- Low maintenance front and rear gardens
- Close to local amenities and commuter routes



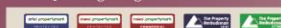
£180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the Tonge Park area of Bolton is this stunning semi detached home which would be ideal for first time buyers. The property is located close to many local amenities, schools and is ideally placed for those commuting to and from both Bolton and Bury town centres with the additional benefit of Hall 1'th Wood train station and St. Peter's Way all within approximately two miles. Internally the property is beautifully presented throughout and comprises an entrance hall, lounge with media wall and kitchen/diner to the ground floor with two double bedrooms and a modern three piece family bathroom to the first floor. Externally there are double gates leading to a low maintenance garden at the front with a gate leading to the rear. To the rear of the property there is a good size low maintenance rear garden with a flagged patio area artificial lawn and raised decking, perfect for barbecues and sitting out. To the rear side of the garden there are low maintenance raised beds, outside tap and a gate leading to the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, stairs leading to the first floor.

Lounge: 15' 11" x 12' 11" (4.85m x 3.94m) Downlights, double glazed window to the front, radiator, media wall with inset Bluetooth electric fire.

Kitchen diner: 12' 6" x 8' 11" (3.81m x 2.73m) Downlights, double glazed window overlooking the rear garden, radiator, range of fitted wall and base units with integrated stainless steel sink makes a tap and drainer, extractor fan, space for an electric cooker, washing machine, dryer, fridge freezer, tiled floor with splashback to the walls, open into a utility area with double glazed window to the rear.

Landing: Spotlight, loft access, double glazed window to the side.

Bedroom 1; 13' 1" x 12' 2" (3.99m x 3.71m) Downlights, double glazed window to the front, radiator, fitted wardrobes with mirrored sliding doors.

Bedroom 2: 10' 11" x 9' 7" (3.34m x 2.93m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 7' 4" x 6' 0" (2.24m x 1.83m) Downlights, extractor fan, double glazed window to the rear, three-piece suite incorporating a WC, vanity unit with inset sink, panel bath with mixer tap and shower above, wall mounted vertical ladder radiator, tiled floor with splashback to the walls.

Outside: To the front of the property there are double gates leading to a low maintenance garden. To the rear of the property there is a good size low maintenance rear garden with a flagged patio area artificial lawn and raised decking, perfect for barbecues and sitting out. To the rear side of the garden there are low maintenance raised beds, outside tap and a gate leading to the front.

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 Leasehold. 5000 years from 23 October 1933

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost approx £1866

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.

Plot size: Cardwells estate agents Bolton research indicates the property is in an approximate plot size of 0.03 acre.

Thinking of selling or letting in Bolton: 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

