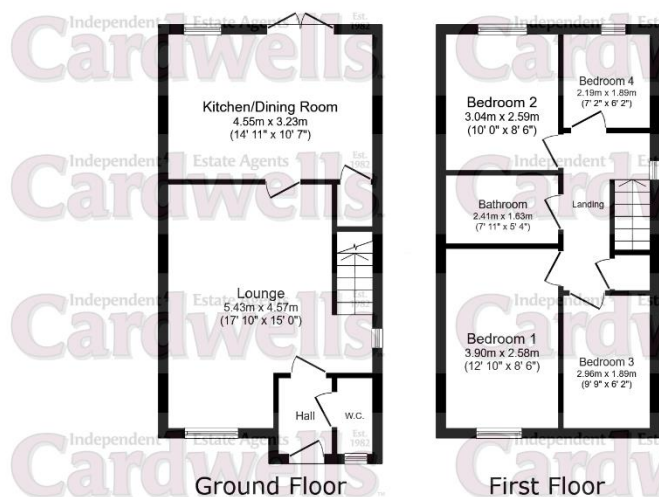
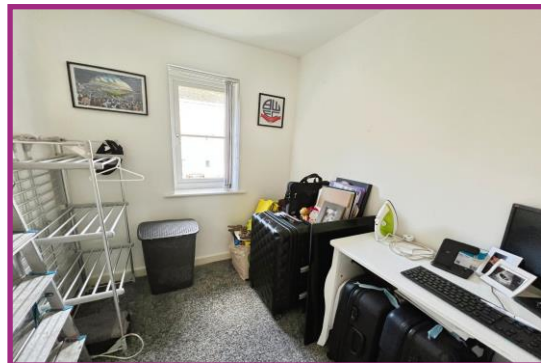


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**JETHRO STREET, TONGE FOLD, BL2 2PL**



- Beautiful four bed mews style property
- Porch/cloaks Wc/lounge/dining kitchen
- Landing/4 bedrooms/family bathroom
- Low maintenance gardens to front and rear
- All located off road parking/cul-de-sac
- Ideal for the commuter/local schools
- Warmed by gas ch/upvc double glazed
- Fabulous presentation throughout



**Offers in the Region Of £215,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

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.

148 Jethro Street is a four bed mews style property situated in the ever popular Tonge Fold area of Bolton. Spanning approximately 82m<sup>2</sup>. this spacious home features a practical layout spread across modern living accommodation, making it ideal for first time buyers and growing families alike. The ground floor offers an inviting entrance hallway, a downstairs cloakroom/Wc, a spacious lounge/dining area perfect for family gatherings, and a separate kitchen/diner fitted with a range of wall and base units. Upstairs comprises four bedrooms offering versatility for use as home offices or children's rooms and a modern three piece family bathroom suite. Externally the property benefits from a small low maintenance garden alongside a private rear garden space. Allocated off road parking is also included. Situated just off Ainsworth Lane the property enjoys a well connected position that balances suburban peace with urban convenience. Excellent transport links into both Bolton and Bury town centres. The property provides quick access to major bus routes, Bolton Train Station, and the national motorway network via the A666 network. Located close to several highly regarded primary and secondary schools including Hocus Pokus Nursery, Tonge Moor Academy, Canon Slade and Turton all within the catchment area., making it a prime choice for family life. Within easy reach of local supermarkets, independent retail shops, and the local countryside for outdoor leisure. 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:**

**Entrance Hall** Ceiling light point, radiator.

**Downstairs W.C** 5' 8" x 2' 9" (1.72m x 0.85m) Ceiling light point, radiator, double glazed window to the front, wc, pedestal sink.

**Lounge** 17' 10" x 15' 0" (5.43m x 4.57m) Spacious lounge with dual aspect double glazed windows, radiators.

**Kitchen/Diner** 14' 11" x 10' 7" (4.55m x 3.23m) Ceiling light point, wall mounted boiler, double glazed window to the rear, double glazed French doors to the rear, under stairs storage, range of fitted wall and base units with extractor fan, gas hob, electric oven, space for a washing machine and a fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splash back to the walls.

**Landing** Ceiling light point, loft access, double glazed window to the side, storage cupboard.

**Bedroom One** 12' 10" x 8' 6" (3.90m x 2.58m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom Two** 10' 0" x 8' 6" (3.04m x 2.59m) Ceiling light point, double glazed window to the rear, radiator.

**Bedroom Three** 9' 9" x 6' 2" (2.96m x 1.89m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom Four** 7' 2" x 6' 2" (2.19m x 1.89m) Ceiling light point, double glazed window to the rear, radiator.

**Bathroom** 7' 11" x 5' 4" (2.41m x 1.63m) Ceiling light point, radiator, vanity unit with inset sink, wc, panelled bath with shower over, tiled splashback to the walls.

**Externally** To the front of the property there is a small lawned garden. The rear garden has a flagged patio area and lawned garden with two spaces for car parking situated to the rear of the property.

**Plot Size:** Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 82m<sup>2</sup>.

**Council Tax Band** Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,860.00 per annum payable to Bolton council.

**Tenure:** Cardwells Estate Agents Bolton pre market research shows that the property is of a Leasehold tenure, 155 years from January 2007. Ground rent: £307.98 per annum

**Flood risk information:** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**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

**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.

**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.

**Conservation area:** Cardwells Estate Agents Bolton pre market research indicates that 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). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

