



JETHRO STREET, TONGE FOLD, BL2 2PL



- Sold with tenant in situ
- Investment opportunity
- Current rent of £780 pcm
- End mews property
- Two double bedrooms
- Three piece bathroom
- Communal gardens
- Allocated parking space



£135,950

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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SOLD WITH TENANT IN SITU. Well presented end mews property located within a quiet estate in Tonge Fold. The property currently has a long standing sitting tenant paying £780 per calendar month. Jethro Street is well located for many local amenities and commuter routes with good access to both Bolton and Bury town centres. Internally the property comprises a lounge/diner, kitchen and cloakroom/wc to the ground floor with two double bedrooms and a three piece family bathroom to the first floor. Externally there are shared communal gardens with one allocated parking space. for further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Ceiling light point, wall mounted electric heater.

Lounge/diner: 17' 5" x 12' 2" (5.3m x 3.7m) Ceiling light point, dual aspect double glazed windows to the front and the side, under stairs storage, wall mounted electric heaters.

Kitchen: 10' 10" x 8' 2" (3.30m x 2.49m) Downlights, double glazed window to the rear, wall mounted electric heater, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, electric oven, space for a washing machine and fridge/freezer.

Rear hall: Ceiling light point, wall mounted electric heater, door to the rear.

Cloakroom w.c: Ceiling light point, Wc, wash hand basin.

Landing: Ceiling light point, loft access.

Bedroom 1: 12' 2" x 10' 2" (3.7m x 3.1m) Ceiling light point, fitted wardrobes, wall mounted electric heater, double glazed window to the front.

Bedroom 2: 12' 2" x 10' 6" (3.7m x 3.2m) Ceiling light point, double glazed window to the rear, wall mounted electric heater.

Bathroom: Ceiling light point, three piece suite incorporating a wc, pedestal sink, panelled bath with electric shower above, wall mounted vertical towel radiator, tiled splashback to the walls.

Outside: Externally there are shared communal gardens with one allocated parking space.

Viewings: Please call 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, 155 years from 1 January 2007. We understand the ground rent is £218.81 per annum

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1600 per annum

Plot size: Cardwells estate agents Bolton research indicates the property is approximate 0.01 acre

Total area: Cardwells estate agents Bolton research indicates the total area is 693 sq ft

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

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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