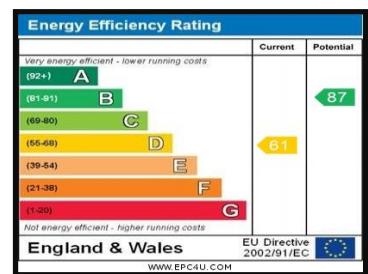


ABINGDON ROAD, TONGE PARK, BL2 2RF



- Lovely semi detached house
- Popular location, 3 bedrooms
- Close to Tonge Park
- Very well presented
- Modern interior
- Ideal first time purchase
- Good local amenities
- Viewing recommended



£179,950

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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E: lettings@cardwells.co.uk



A traditional three bedroom semi detached house situated in a very popular and convenient location. The property is within close proximity of Crompton Way, Tonge Park with good schools, shops and other good local amenities. Inside you will find spacious rooms, with a modern interior, ideal for first time buyers. The accommodation briefly comprises entrance hall, lounge, modern kitchen, dining room, and a utility room. Upstairs there are three bedrooms and a generous sized bathroom. Outside, there are gardens to the front and rear. We understand that the property has had a new roof, within the last 12 months. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended to fully appreciate this lovely property, through Cardwells estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to:

Entrance Hallway: Staircase leading to the landing, door leading to:

Lounge: 16' 0" x 12' 9" (4.87m x 3.88m) UPVC double glazed window, front aspect, two radiators.

Kitchen Dining Room: 12' 5" x 9' 1" (3.78m x 2.77m) UPVC double glazed window to the rear garden aspect, range of modern fitted wall and base units with worktop surfaces, splashback, built-in oven and grill, inset four ring gas hob with a stainless steel extractor canopy above, stainless steel sink unit with mixer tap, integrated fridge and freezer, radiator.

Utility Room: UPVC frosted double glazed window to the rear aspect, space and plumbing for a washing machine, frosted UPVC double glazed door to the side aspect, built in under stairs, storage cupboard, fitted shelving, space and venting for a tumble dryer.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft, doors lead to:

Bedroom One: 11' 0" x 9' 6" (3.35m x 2.89m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Two: 12' 2" x 8' 0" (3.71m x 2.44m) UPVC double glazed window to the front aspect, radiator.

Bedroom Three: 9' 9" x 7' 3" (2.97m x 2.21m) UPVC double glazed window to the front aspect, radiator below.

Bathroom: 7' 3" x 5' 10" (2.21m x 1.78m) UPVC frosted double glazed window to the rear aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, wash hand basin with mixer tap, close coupled wc, tiled floor, part tiling to the walls, chrome plated towel rail.

Outside: There is a gravelled front garden with a paved pathway and access along the side elevation. There is a paved rear patio and a gravelled area and a raised wooden decked patio. There is a plant border, security lighting and tap to the rear elevation.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 5000 years from 2 December 1933

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1524 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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. A walk through viewing video is available to watch in the first instance.

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.

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

