



Independent Estate Agents
Cardwells Est. 1982

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ALEXANDER ROAD, TONGE PARK, BL2 2RA



- Beautiful aspect over the park
- Three generous bedrooms
- Two reception rooms
- 4pc bathroom suite
- Secure off road parking to rear
- Gas combi C.H, uPVC DG, alarm
- Quality fitted kitchen
- Viewing highly recommended



£175,000

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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.

Located opposite Tonge Park and Tonge Park Bowling Green is this large three bedroom, two reception room terrace with private off road parking to the rear and easy street parking to the front of the property. Locally there is the beautiful park in front of the property, popular schools, shops, restaurants and beautiful countryside including Seven Acres Country Park. The accommodation offer briefly comprises: entrance, hallway, bay window, lounge, dining room, fitted kitchen, first floor, landing, three bedrooms and a four piece bathroom complete with separate shower cubicle. There are garden areas to the front and the rear, whilst the rear has an open over vehicle access door leading to the private off-road parking, The property benefits from gas combination, central heating, uPVC double glazing, security alarm there really is a great deal to admire. In the first instance, there is a walk-through viewing video available to watch. Then personal viewing appointments can be made by calling Cardwells Estate Agents Bolton on 01204381281, bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 17' 8" x 5' 1" (5.392m x 1.562m) Leaded uPVC window, radiator, stairs, off to the first floor.

Living room: 11' 0" x 16' 3" (3.365m x 4.957m) Measured at the maximum point in 2 uPVC bay window, which enjoys the aspect over the park to the front, radiator, tall skirting boards and high ceiling of approximately 2.785M, neutral decorations.

Dining room: 14' 1" x 16' 6" (4.296m x 5.030m) Measured at maximum point. Large new PVC window overlooking the rear garden, quality oak flooring, inset fire, radiator, feature, wallpaper to the chimney breast, high ceiling

Kitchen: 12' 2" x 8' 0" (3.701m x 2.426m) A professionally fitted quality kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, the cooker is included within the sale which has upper and lower oven/grill, flooring, electric hob and extractor over, spotlighting, ceramic wall tiling, uPVC window, uPVC door with stained glass rose flowers.

Bedroom1: 14' 3" x 11' 0" (4.345m x 3.346m) uPVC window to the front, enjoys the lovely aspect over the park and towards the bowling green, professionally fitted furniture, giving two sets of double wardrobes, dressing area, and bridging cabinets, radiator.

Bedroom 2: 12' 8" x 8' 1" (3.866m x 2.475m) uPVC window to the rear, radiator.

Bedroom 3: 11' 5" x 8' 0" (3.490m x 2.433m) uPVC window to the rear, professionally fitted furniture, giving double wardrobe, drawers and bridging cabinets, radiator

Bathroom: 8' 9" x 7' 9" (2.679m x 2.360m) Measured at maximum points into the shower cubicle. A four piece bathroom suite comprising: shower enclosure with electric shower, pedestal wash hand basin, WC and bath, uPVC window to the front, ceramic wall tiling, radiator

Plot size: The overall approximate plot size is around 0.02 of an acre.

Garden: The rear garden has been beautifully landscaped with Mosaic paving offering superb space to sit out and relax. The front garden is set behind a low-level brick wall and there is a raised stone corner flowerbed containing rose bushes.

Parking: There is an open over vehicle access door to the rear providing access to private off-road parking.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold. We encourage interested parties to confirm the tenure details to their satisfaction with their solicitor.

Bolton council tax: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. We are awaiting confirmation of the council tax rating, and an indicative cost example, if the property is B rated, this is at an annual cost of around £1,524 (at the time of writing).

Conservation area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

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 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.

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

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