

Independent Estate Agents  
**Cardwells** Est. 1982

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[www.cardwells.co.uk](http://www.cardwells.co.uk)

**WISBECK ROAD, TONGE FOLD, BL2 2TA**



- 3 bed semi detached
- Popular & convenient location
- 2 reception rooms
- Generous driveway
- Low maintenance garden
- Good local amenities
- Viewing recommended
- Single detached garage



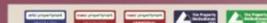
**£199,950**

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

**BURY**  
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T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
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E: [lettings@cardwells.co.uk](mailto: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.



A traditional three bedroom semi-detached house, situated in a very popular and convenient location, close to excellent amenities, including shops, schools, and transport links. The property would make an ideal first time purchase, or perhaps someone wishing to downsize. The accommodation briefly comprises, entrance hall, lounge, separate dining room and kitchen. Upstairs, there are three bedrooms and a bathroom. Outside, there is a generous sized driveway and a paved garden. The driveway leads to a single detached garage and an enclosed low maintenance garden, which is paved with a wooden decked area and an artificial grass surface. Please contact Cardwells for a viewing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) 01204 381281

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC front door with a UPVC frosted double glazed window aside.

**Entrance Hallway:** Tiled floor, radiator, staircase leading to the landing, doors, leading to:

**Lounge:** 11' 10" x 10' 6" (3.6m x 3.2m) UPVC, double glazed window to the front aspect, feature fireplace incorporating an electric fire, radiator.

**Dining Room:** 11' 10" x 10' 6" (3.6m x 3.2m) UPVC double glazed bay window to the rear aspect, feature fireplace incorporating an electric fire, tiled floor, radiator.

**Kitchen:** 11' 10" x 6' 11" (3.6m x 2.1m) 2 UPVC double glazed windows and door to the rear aspect, modern fitted wall and base units with working surfaces and tiled splashbacks, inset single bowl single drainer stainless steel sink unit with mixer tap, built in oven and grill, inset halogen hob with a stainless steel extractor canopy above, space for a washing machine, built in under stairs storage cupboard.

**First Floor Landing:** UPVC frosted double glazed window to the side aspect, access to the loft, doors leading to:

**Bedroom One:** 11' 6" x 11' 2" (3.5m x 3.4m) UPVC double glazed window to the front aspect, fitted wardrobes with overhead storage cupboards, radiator.

**Bedroom Two:** 11' 2" x 10' 6" (3.4m x 3.2m) UPVC double glazed window to the rear aspect, radiator, fitted wardrobes.

**Bedroom Three:** 7' 3" x 6' 11" (2.2m x 2.1m) UPVC double glazed window to the front aspect, radiator.

**Bathroom:** UPVC frosted double glazed window to the rear aspect, white suite comprising enclosed bath with a shower above, close coupled WC, wash basin with fitted vanity cupboard below, tiled floor, radiator, tiling to the walls.

**Front Garden:** Tarmac driveway leading along the side elevation to a single detached garage. The front garden is mainly paved with a pathway leading to an open storm porch.

**Rear Garden:** Indian stone paved patio and pathway leading to a raised wooden decked area and an artificial grass surface. An external door gives access to the garage.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold.

**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 £1,524 per annum.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

