



## TONGE CEMETERY LODGE CEMETERY ROAD – BOLTON – £325,000

An impressive stone built characterful Lodge House, which dates back to the mid-1800s. The property has been sympathetically modernised yet retaining many original features, including wooden beams and exposed stone walls. The stunning house has lots of spacious accommodation and is very convenient for local amenities including, transport links, schools and shops. This rather unique lodge house is should be viewed to fully appreciate this fantastic quality home. [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), (01204) 381281

The spacious and very well presented accommodation briefly comprises, Reception hall, WC, cloakroom/office, living room, open plan kitchen dining room and a pantry. Upstairs there are three bedrooms and family bathroom. The master bedroom benefits from an en suite shower room and a walk in wardrobe. Outside there are gardens to the side and rear of the property, with an Astroturf surface, wooden decked patio hot tub, and close courtyard area and a further enclosed yard. The property also benefits from uPVC double glazing and gas central heating.

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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

2 uPVC double glazed doors leading

Entrance hall: 7' 2" x 12' 2" (2.18m x 3.71m)

uPVC double glazed window front aspect, tiled floor, radiator, coving to the ceiling, staircase leading to the landing, doors leading to

Living room: 13' 9" x 15' 3" (4.19m x 4.64m)

Feature stone fireplace, uPVC double glazed bay window, further uPVC double glazed window front aspect, radiator.



Office/cloaks: 7' 9" x 5' 9" (2.36m x 1.75m)

Radiator, door leading to



Guest w.c:

uPVC frosted double glazed window rear aspect, close couple WC, wash basin, tiled splashbacks, extractor fan.

Open plan kitchen dining room: 21' 10" x 15' 0" (6.65m x 4.57m)



Kitchen area:

uPVC double glazed French doors garden aspect, uPVC double glazed window to garden aspect, traditional style fitted wall base units with wooden block working surfaces and tiled splashback's, inset Belfast sink with mixer tap, integrated dishwasher, Belling gas range cooker, concealed extractor hood above, central island breakfast bar, stone flagged flooring, inset spotlights to the ceiling, wooden drying rack, built in under stairs storage cupboard.

## Outside:

To the front there is a paved driveway providing parking, a metal gate gives access to a cobbled courtyard area. To the side/rear there is a wall enclosed garden with an Astroturf surface the remainder as Indian stone flags with an enclosed wooden decked patio. Two doors giving access to the front and the rear elevations. To the rear there is an enclosed yard, with a concrete surface.

## Viewings:

All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

## Tenure:

We are advised the property is Freehold

## Council tax:

Band D

## Thinking of selling:

If you are thinking of selling 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.

## Arranging a mortgage:

Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments 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)

## Disclaimer:

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**Pantry:**

uPVC double glazed window, garden aspect, stone flagged flooring, space for a washing machine and space for a tumble dryer, space for a fridge and freezer.

**Dining area:**

uPVC double glazed window rear aspect, radiator, inset spotlights to the ceiling.

**Landing:**

Double glazed skylight window, doors leading to

**Master bedroom: 11' 5" x 9' 10" (3.48m x 2.99m)**

uPVC double glazed window rear aspect, radiator, feature exposed stone wall, wooden beams to the ceiling, walk in wardrobe, sliding door leading to



**En suite:**

Double glazed skylight window, shower cubicle, close couple WC, wash basin, tiled floor, tiled splashback's, extractor fan



**Bedroom 2: 13' 10" x 8' 2" (4.21m x 2.49m)**

Three double glazed windows dual aspect, radiator, exposed stone wall, wooden beams to the ceiling.



**Bedroom 3: 13' 7" x 8' 5" (4.14m x 2.56m)**

uPVC double glazed window front aspect, exposed stone walls, radiator, a paddled staircase leads to



**Mezzanine floor:**

Overlooks the bedroom.



**Bathroom: 10' 5" x 8' 0" (3.17m x 2.44m)**

Two double glazed skylight windows, matching white suite comprising shower cubicle, close couple WC, wash basin, freestanding bath with mixer tap/shower attachment, tiled floor, chrome plated towel rail, inset spotlights and extractor fan

