



SKIPTON STREET, TONGE MOOR, BL2 2PR



- Garden fronted mid terraced home
- Modernised throughout
- Two good sized bedrooms
- Modern three piece bathroom with black trim
- Lounge and kitchen/diner
- Excellent transport links
- Close to local amenities
- Low maintenance enclosed rear yard



£155,000

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Beautifully presented garden fronted mid terraced property located within a quiet street just off Ainsworth Lane in Tonge Moor. The property is ideally located for many local amenities and is well placed for the commuter. Internally the property is well presented throughout and comprises a lounge and kitchen/diner to the ground floor with two bedrooms and modern three piece bathroom suite to the first floor. Externally there is a low maintenance garden to the front with an enclosed low maintenance yard to the rear with roller shutter door. For more information and to arrange a viewing contact Cardwell Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Laminate effect flooring, door into the lounge.

Lounge: 14' 3" x 12' 11" (4.35m x 3.93m) Ceiling light point, double glazed window to the front, living flame gas fire and surround, laminate effect flooring.

Kitchen/diner: 12' 10" x 11' 7" (3.91m x 3.53m) Ceiling light point, double glazed window to the rear, door to the rear, wall mounted boiler, range of fitted wall and base units with one and a half bowl stainless steel sink with mixer tap and drainer, space for undercounter fridge, under counter freezer, washing machine, dryer, integrated extractor fan, four ring gas hob, electric oven, tiled splashback to the walls and laminate flooring.

Landing: Ceiling light point, loft access.

Bedroom 1: 14' 3" x 12' 11" (4.34m x 3.94m) Radiator, laminate effect flooring, double glazed windows to the front, coving to a ceiling, ceiling light point.

Bedroom 2: 11' 7" x 6' 1" (3.54m x 1.85m) Double glazed window to the rear, coving to the ceiling, storage cupboard, ceiling light point.

Bathroom: 6' 4" x 5' 6" (1.93m x 1.68m) Modern three-piece bathroom suite with black trim and downlights incorporating a WC, vanity unit with inset sink, panel bath with mixer tap and shower above, extractor fan, wall mounted vertical ladder radiator, double glazed window to the rear.

Externally: The property is garden fronted with a low maintenance enclosed rear yard with roller shutter door.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1897

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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.

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

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