

GROUND FLOOR



1ST FLOOR

ABINGDON ROAD, TONGE PARK, BL2 2RF



- Semi detached home
- Modern kitchen/diner
- Two double bedrooms
- Three piece bathroom suite
- South East facing rear garden
- Driveway parking
- Popular location close to Tonge Park
- Close to local amenities and schools



£170,000

BOLTON

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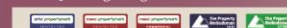
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Superb semi detached home, ready to move into and ideal for a first time buyer. The property is located close to Tonge Park and is beautifully presented throughout. Within close proximity there are many local amenities and schools with the property being ideally placed for those commuting to and from both Bolton and Bury town centres with the additional benefits of Hall I'th Wood train station and St. Peter's Way, all within approximately two miles. Internally the property comprises an entrance hallway, lounge and modern kitchen/diner to the ground floor with two double bedrooms and a modern three piece bathroom suite to the first floor. Externally there is a low maintenance pebbled garden with off road parking via a flagged driveway to the front. The rear of the property is South East facing and has a low maintenance garden with an Indian stone seating/garden area complimented by a raised bed and storage shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Radiator, stairs to the first floor.

Lounge: 15' 10" x 12' 9" (4.83m x 3.88m) Radiator, living flame gas fire and surround, double glazed window to the front.

Kitchen/diner: 15' 9" x 8' 9" (4.81m x 2.67m) Double glazed windows to the rear, radiator, range of fitted wall and base units with extractor fan, integrated electric hob, electric oven, space for a washing machine and a fridge freezer, single bowl stainless steel sink with mixer tap and drainer, flooring with tiled splashback to the walls.

Landing: Double glazed window to the side, loft access.

Bedroom 1: 15' 11" x 11' 11" (4.86m x 3.63m) Double glazed window to the front, radiator.

Bedroom 2: 10' 11" x 9' 10" (3.34m x 2.99m) Radiator, double glazed window to the rear.

Bathroom: 7' 3" x 5' 8" (2.22m x 1.72m) Wall mounted vertical radiator, double glazed window to the rear, three piece suite incorporating a WC, wash hand basin in vanity unit, panel bath with mixer tap and shower, vinyl flooring with tiled walls, storage cupboard.

Externally: To the front of the property there is a low maintenance pebbled garden with off road parking via a flagged driveway. The rear of the property is South East facing and has a low maintenance garden with an Indian stone seating/garden area complemented by a raised bed and storage shed.

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 27 October 1931

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

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



