

ABINGDON ROAD, TONGE FOLD, BL2 2RE



- Substantial three bed end terrace
- Porch/hall/bay fronted lounge/dining room
- Professionally fitted kitchen/landing
- Three fitted bedrooms/family bathroom
- Storage garage/low maintenance garden
- Warmed by gas CH/UPVC double glazed
- Vacant possession/no upward chain!
- Popular residential location/schools



Offers in Excess of £175,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Cardwells Estate Agents Bolton offer to the market this substantial 3 bed bay fronted end terrace property on Abingdon Road in Tonge Fold. Recently redecorated throughout and offered for sale with the advantage of vacant possession and no upward chain! Tonge Fold is a consistently popular area for families and commuters alike and the property is ideally located for the areas highly regarded local schools, amenities and excellent transport links.

Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: Reception hallway, bay fronted lounge, dining room, fitted kitchen, landing, three fitted bedrooms and a well appointed family bathroom suite. In the first instance a personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Small, UPVC built construction.

Vestibule 3' 1" x 3' 3" (0.94m x 0.99m) Timber door.

Hallway 12' 6" x 3' 3" (3.81m x 0.99m) Wooden flooring, radiator.

Lounge/Diner 29' 9" x 12' 5" (9.06m x 3.78m) Large through lounge diner, feature fireplace (for ornamental purposes only) & surround, wooden flooring, UPVC double glazed window to the front, UPVC double glazed window to the rear, under stairs storage, 2 radiators.

Kitchen 9' 0" x 8' 9" (2.74m x 2.66m) Fitted kitchen comprising, 1 1/2 bowl stainless steel sink unit with mixer tap over, base & wall units, worktops, oven, hob & extractor fan, cushion flooring, frosted UPVC double glazed window, UPVC door to the rear.

Landing 14' 8" x 4' 10" (4.47m x 1.47m) Carpet.

Bedroom One 11' 9" x 15' 5" (3.58m x 4.70m) Carpet, UPVC double glazed window, radiator.

Bedroom Two 9' 6" x 10' 2" (2.89m x 3.10m) Fitted furniture, carpet, UPVC double glazed window, radiator.

Bedroom Three 9' 2" x 9' 1" (2.79m x 2.77m) Fitted furniture, carpet, UPVC double glazed window, radiator.

Bathroom 4' 5" x 10' 1" (1.35m x 3.07m) 3 Piece suite comprising w/c, wash basin, bath with T bar mixer shower and rain fall head, fitted glass screen, cushion flooring, frosted UPVC double glazed window, wall mounted heated towel rail.

Outside Small front garden behind a low brick wall, small yard to rear. Garage to rear.

Parking On Street.

Viewings All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.bolton@cardwells.co.uk

Tenure Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,757.00 per annum.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 90m².

Flood Risk Information 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.

Thinking of Selling? 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.

Arrange 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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