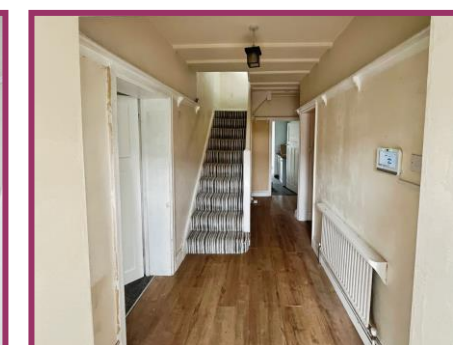




MARTON AVENUE, TONGE PARK, BL2 2RP



- Extended semi detached family home
- Three bedrooms
- Three reception rooms
- Open plan kitchen/breakfast room
- Four piece bathroom suite
- Three piece modern shower room
- In need of modernisation
- Driveway parking



Offers Over £210,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this extended semi detached family home located in Tonge Park, Bolton. The property has been extended over the years with some modernisation being done however the property does need re-modelling and "finishing off". There's no doubt this property could be made into a wonderful family home as the extension to the rear creates a super space for open plan living. Internally the accommodation comprises an entrance hallway, study/office, four piece bathroom, lounge, dining room and open plan kitchen/breakfast room to the ground floor with three bedrooms and a three piece modern shower room to the first floor. Externally there is blocked paved driveway parking to the front and a garden to the rear. For further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, laminate effect flooring, stairs to the first floor.

Study/reception: 9' 10" x 7' 0" (2.99m x 2.13m) Downlights, radiator, double glazed French doors to the front.

Bathroom: 8' 5" x 7' 0" (2.57m x 2.13m) Downlights, double glazed window to the side, four piece suite incorporating a wc, sink, cast iron bath with mixer tap, walk in shower cubicle, tiled floor with splashback to the walls, wall mounted vertical ladder radiator.

Lounge: 11' 9" x 10' 11" (3.57m x 3.33m) Ceiling light point, double glazed window to the front, has fire, radiator.

Dining room: 11' 11" x 10' 4" (3.63m x 3.16m) Ceiling light point, radiator, open into the kitchen/breakfast room.

Open plan kitchen diner: 24' 7" x 17' 11" (7.50m x 5.45m) Ceiling light point, spotlights, double glazed skylight, double glaze window to the side, double glazed French doors to rear, double glaze sliding patio doors to the rear, laminate affect flooring, radiator, range of fitted wall and base units with centre island unit and complementary worktops incorporating and extractor fan, induction hob, stainless steel sink with mixer tap, integrated microwave and electric oven, integrated dishwasher, washing machine, tiled splashback to the kitchen walls, under stairs storage.

Landing: Ceiling light point, double glazed window to the side.

Bedroom 1: 13' 1" x 10' 11" (3.98m x 3.34m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2: 11' 0" x 10' 0" (3.36m x 3.05m) Ceiling light point, radiator, double glazed window overlooking the rear garden, fitted wardrobes.

Bedroom 3: 7' 4" x 6' 9" (2.23m x 2.05m) Ceiling light point, double glaze window to the front.

Shower room: 6' 6" x 6' 5" (1.98m x 1.95m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled floor and walls.

Outside: To the front of the property there is blocked paved driveway parking and a garden to the rear.

Viewings: Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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.

