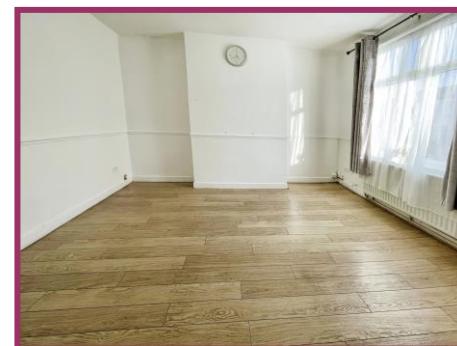


BURY ROAD, TONGE FOLD, BL2 6DE



- Two bedroom mid terrace
- Lounge & Dining kitchen
- Three piece bathroom
- Off Road parking to rear
- No onward chain delays
- Popular & convenient location
- Close to excellent amenities
- Ideal first time buy or investment



Offers in the Region Of £120,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



A great opportunity to purchase this two bedroom, mid terrace house situated in a prominent position close to excellent amenities within Tonge Fold. This property would make for an ideal first time home or perhaps as a buy to let investment. The area is well served with local shops, schools and transport links. Bolton town centre is also close by. The accommodation briefly comprises: entrance vestibule, lounge, dining kitchen, two bedrooms and a bathroom with three piece suite. Offered with no onward chain delays early viewing is advised and can be arranged by calling Cardwells Estate Agents Bolton on 01204 381381, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Double glazed door to the front elevation leading into the vestibule. Meter cupboard. Glazed door leading into the lounge.

Lounge: 14' 1" x 14' 1" (4.3m x 4.29m) Double glazed window to the front television. Meter cupboard. Laminate floor. Radiator. Glazed door leading through to the dining kitchen.



Dining kitchen: 14' 5" x 11' 11" (4.39m x 3.62m) Double glazed window and door to the rear elevation. Stairs lead off to the first floor landing. Range of fitted base units with complementary work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four ring electric hob. Electric oven. Central heating boiler. Space and plumbing for washing machine. Space for fridge freezer. Radiator.

First floor landing: Stairs lead off the kitchen to the first floor landing.

Bedroom 1: 14' 1" x 11' 9" (4.29m x 3.59m) Double glazed window to the front elevation. Built-in wardrobe. Radiator.



Bedroom 2: 14' 2" x 6' 10" (4.33m x 2.08m) Double glazed window to the rear elevation. Radiator.

Bathroom: Double glazed window to the rear elevation. three-piece suite comprising bath with shower and screen over, pedestal wash hand basin and dual flush WC.



Externally: Externally, the property has a low maintenance paved garden area to the front with a paved yard to the rear having roller shutter door providing vehicular access if required.

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

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 May 1890. We are advised the ground rent is £2 per annum

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows 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 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