



## TONGE MOOR ROAD, BOLTON, BL2 2LA



- No upward chain involved
- Deceptively spacious 2 bedrooms
- 2 reception rooms
- Some updating required
- Offers great potential
- Family home or 1st time purchase
- Good local amenities
- Viewing recommended



## Offers in the Region Of £145,000

### BOLTON

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### LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain' involved, this deceptively spacious, bay fronted mid terraced house. The property would make an ideal family home or perhaps as a first time purchase. With some updating required, the house offers excellent potential to improve. The location is ideally placed for local shops, schools and transport links. The A666 (St.Peters Way) is also close by. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The spacious accommodation briefly comprises, Lounge, separate dining room and a kitchen. Upstairs there are two good size bedrooms, a family bathroom and a useful storage room. The property also benefits from uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door

**Lounge:** 14' 8" x 14' 0" (4.47m x 4.26m) uPVC double glazed bay window, front aspect 2 radiators, coving to the ceiling, archway open to

**Dining room:** 16' 11" x 14' 0" (5.15m x 4.26m) uPVC double glazed window, rear aspect, fireplace with a wooden mantle surround, coving to the ceiling, built-in under stairs storage cupboard, enclosed staircase to the landing.

**Kitchen:** 11' 9" x 7' 5" (3.58m x 2.26m) uPVC double glazed window and door rear yard aspect, modern fitted wall and base units with work surfaces and tiled splashbacks, ceramic sink unit with mixer tap, space for range cooker, space for a washing machine, chrome plated radiator, extractor fan.

**Landing:** Dado rail, access to the loft.

**Bedroom 1:** 12' 8" x 12' 1" (3.86m x 3.68m) uPVC double glazed window, front aspect, built-in wardrobes, radiator.

**Bedroom 2:** 10' 0" x 8' 9" (3.05m x 2.66m) uPVC double glazed window, rear aspect, radiator.

**Bathroom:** 11' 7" x 7' 5" (3.53m x 2.26m) 2 uPVC double glazed windows, rear aspect, enclosed bath, shower cubicle, wash basin, with mixer tap, close coupled WC, radiator, part tiling to the walls, inset spotlights to the ceiling.

**Storeroom:** 8' 9" x 4' 4" (2.66m x 1.32m) Useful storage room with fitted shelving and also houses the central heating boiler.

**Outside:** To the front there is a small garden, with a tiled surface. To the rear there is an enclosed garden/yard with York stone paving and gates give access to the rear lane.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 990 years from 1 November 1903

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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