



TONGE OLD ROAD, TONGE FOLD, BL2 6BE



- Two double bedroom mews home
- Private parking to the front & rear
- Rear is accessed via double gates
- Two receptions, sliding patio doors
- Fitted kitchen, modern white 3pc suite
- Sold with no upward chain delay
- Garden areas to the front and the rear
- Ideal first home or buy to let



Offers in Excess of £140,000

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

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.

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This property benefits from private off-road driveway car parking to the front and also gated private off-road car parking to the rear! Offered for sale with no further upward chain delay this mews property may well make an ideal first home or a superb addition for a buy to let landlord's property portfolio. Situated within walking distance of both shops and beautiful countryside the position is superb, Bolton town centre is within easy reach as is Bolton train station and also St Peters Way which leads to the motorway network. Accommodation on offer extends to around 635 ft.² and briefly comprises: entrance porch, hallway, living room, dining room with sliding patio doors off to the rear garden, kitchen, first floor landing, two double bedrooms and a stylish white three-piece bathroom suite. The overall plot size is around 0.04 of an acre and there is parking to both the front and the rear which is found in properties of this style and age. The property has previously been rented, and therefore may well be suitable for a landlord to purchase and rent out again. There is a Worcester boiler, double glazed windows and importantly the property is sold with no further upward chain delay, therefore is hoped a prompt completion can be arranged once the sale is agreed. Viewing is highly recommended and in the first instance, there is a walk-through viewing video available to watch, and then 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 635 ft.²/59 m².

Entrance Porch: 4' 1" x 5' 5" (1.234m x 1.645m) Double glazed window to the front, UPVC entrance door, radiator, metal box fuse box.

Hallway: 3' 11" x 4' 1" (1.194m x 1.234m) Stairs off to the first floor.

Living Room: 11' 10" x 10' 9" (3.608m x 3.285m) Double glazed window to the front with roller blind, radiator, built in under stairs storage space, the living room opens into the dining room.

Dining Room: 9' 3" x 7' 11" (2.821m x 2.410m) Sliding double glazed patio doors which opens out onto the rear garden, radiator, spotlighting, the same style flooring flows from the hallway, through the lounge and into the dining room.

Kitchen: 9' 3" x 7' 9" (2.820m x 2.353m) Fitted with matching drawers, base and wall cabinets, double oven/grill, gas hob, matching extractor, stainless steel sink and drainer, double glazed window overlooking the rear garden, wall mounted Worcester gas combination central heating boiler with hive box mounted to the wall, radiator, spotlighting.

First Floor Landing: 6' 9" x 5' 6" (2.056m x 1.684m) Loft access point, built-in storage space.

Master Bedroom: 16' 1" x 8' 10" (4.911m x 2.682m) Measured at maximum points. Two double glazed windows to the front each with fitted blinds, two radiators built-in storage space.

Bedroom Two: 11' 5" x 9' 0" (3.472m x 2.742m) Double glazed window to the rear with fitted blinds, radiator, gloss black finished fitted wardrobes giving: double wardrobe for bridging cabinets and triple drawers.

Bathroom: 6' 9" x 5' 6" (2.052m x 1.674m) A modern white three piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath with both handheld and overhead shower options, fitted shower screen, heated towel rail, extractor, double glazed window, ceramic wall tiling

Driveway Parking: This property benefits from driveway parking to both the front and also gated off-road parking to the rear meaning that there is an abundance of off-road car parking space.

Outside: There is a section of the front garden which is laid to lawn. To the rear there are colourful shrubs and small plants to the flowerbeds, two garden sheds and imprinted concrete patio areas. All, the rear garden may also be used as private off-road parking as there are double vehicle gates to the rear.

Plot Size: The overall approximate plot size is around 0.04 of an acre.

Chain details: The property is offered for sale with an onward chain, the detail of which have not yet been established at the time of writing.

Council Tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum,

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold enjoying a term of 800 years from the 28th of August 1992, with around 768 years remaining.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

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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

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