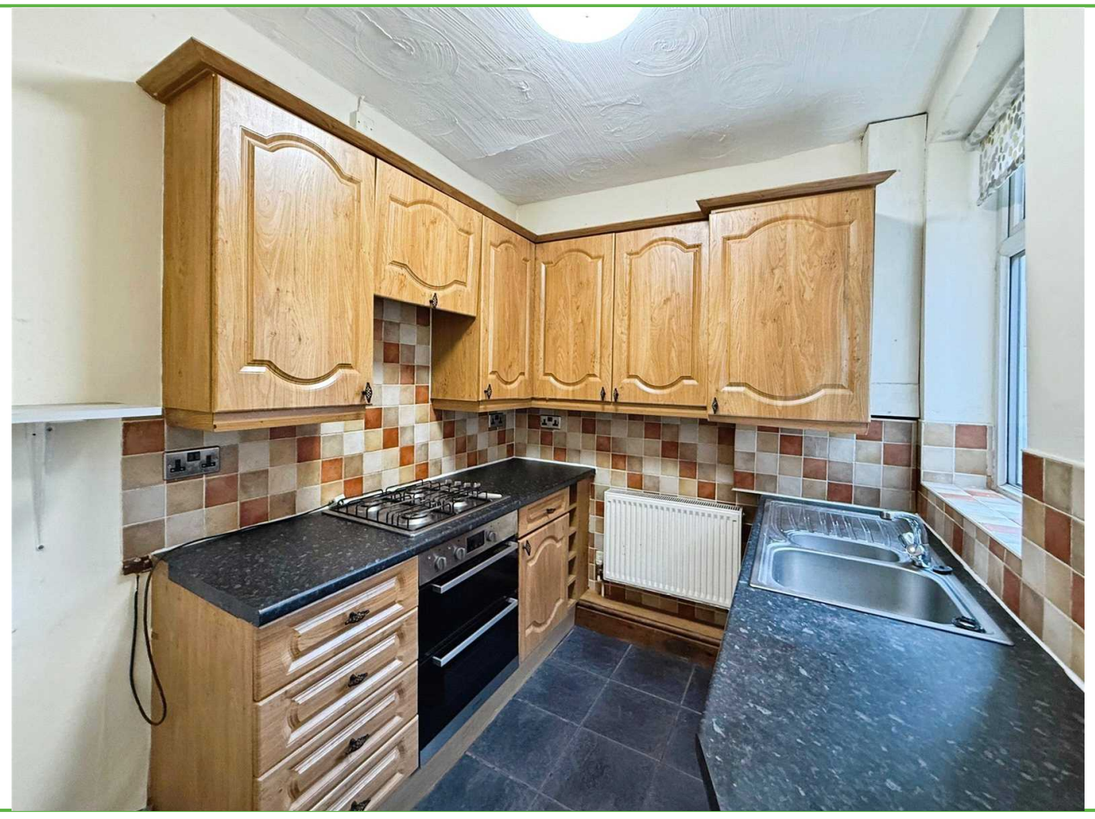




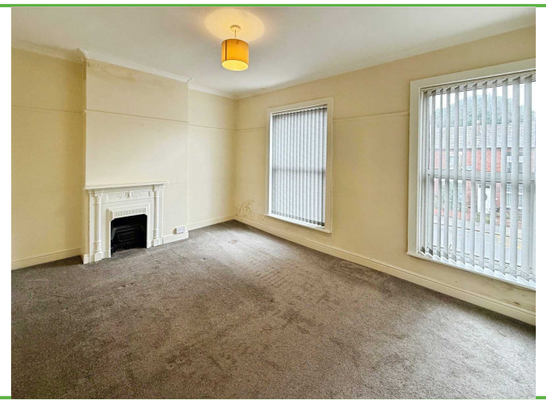












Tonge Moor Road, Bolton, Greater Manchester, BL2

Asking Price: £150,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Tonge Moor Road, Bolton, Greater Manchester, BL2

Asking Price: £150,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: C
Local Authority:

Other important information which you will need to know about this property can be found at your-move.co.uk

Situated on the ever-popular Tonge Moor Road, this well-presented three-bedroom mid-terraced property offers an excellent opportunity for first-time buyers looking to step onto the property ladder. Boasting generous living accommodation, well-proportioned bedrooms, and a convenient location close to local amenities, schools, and transport links, this charming home is ready to move into and offers fantastic potential to make it your own.

The front reception room includes a fireplace, while...

Entrance Vestibule
Ceiling light. Door leading into the hallway.

Entrance Hall
Radiator. Ceiling light. Staircase access leading to the first floor. Access to the living room and sitting room.

Living Room
13'2" x 11'1" (4.01m x 3.38m)
Gas fire with feature surround. Double glazed bay window to the front elevation. Radiator and ceiling light.

Dining Room
14'4" x 11'11" (4.37m x 3.63m)
Electric fire with surround. Double glazed window and door to the rear elevation and also provides access to the rear yard. Understairs storage. Radiator and ceiling light. Access to the kitchen.

Kitchen
8'3" x 6'11" (2.51m x 2.1m)
Fitted with a range of wall and base units with matching worktops and built in stainless steel sink unit plus complimentary splash back tiling. Integrated four ring gas hob, oven and grill. Plumbing for an automatic washing machine. Double glazed window to the right elevation. Tiled floor.

Landing
Loft hatch. Two ceiling lights, Access to the all three bedrooms and bathroom.

Bedroom One
15' x 11'2" (4.57m x 3.4m)
Feature fire surround. Two double glazed windows to the front elevation. Radiator and ceiling light.

Bedroom Two
10'8" x 9'7" (3.25m x 2.92m)
Feature fire surround. Double glazed window to the rear elevation with a view over Tonge Cricket Club. Radiator and ceiling light.

Bedroom Three
8'4" max x 7' (2.54m max x 2.13m)
Double glazed window to the rear elevation with a view over Tonge Cricket Club. Radiator and ceiling light.

Bathroom
9'7" x 5'6" (2.92m x 1.68m)
Three piece bathroom suite comprising of a p shaped bath with shower over and screen protector. W/C and wash hand basin. Complimentary splash back tiling and tile effect flooring. Towel rad. Two ceiling lights and spot light along with an extractor fan.

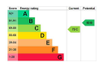
Outside
Brick and fence boundary wall. Timber gate access.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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