

First Floor

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, oministatement. A party must rely upon it so win inspection(s). Powered by www. Propertybox.io.





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## **HENGIST STREET, TONGE FOLD, BL2 6BR**



- No onward chain
- In need of modernisation
- Two bedrooms
- Lounge and kitchen diner

- Close to amenities
- Gas central heating
- Double glazing
- Rear yard with roller shutter door







# Offers in the Region Of £90,000

## **BOLTON**

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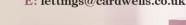
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Located within Tonge Fold, close to many local amenities and situated within a short drive from Bolton town centre, is this mid terraced property which is offered for sale with NO ONWARD CHAIN. Internally the property does require modernisation and comprises a lounge and kitchen/diner to the ground floor with two bedrooms and a bathroom to the first floor. The property is double glazed and has a recently fitted Worcester boiler installed. Externally the property has gated access to a small front garden with the rear of the property having an enclosed flagged yard with roller shutter door providing off road parking. Ford further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 email bolton@cardwells.co.uk or visit www.cardwells.co.uk

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

Lounge: 14' 4" x 13' 3" (4.38m x 4.04m) Ceiling light point, double glazed window to the front, radiator.

**Kitchen:** 13' 3" x 11' 9" (4.03m x 3.58m) Ceiling light point, double glazed window to the rear, radiator, door to the rear, range of fitted wall and base units with space for an electric oven, washing machine, dishwasher, fridge freezer.

Landing: Ceiling light point, loft access.

Bedroom 1: 14' 3" x 13' 4" (4.34m x 4.06m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

**Bedroom 2:** 8' 9" x 7' 11" (2.67m x 2.41m) Ceiling light point, double glazed window to the rear, radiator, storage cupboard, wall mounted boiler.

**Bathroom:** 5' 7" x 4' 11" (1.71m x 1.51m) Ceiling light point, radiator, double glazed window to the rear, three-piece suite, incorporating a WC, pedestal sink, walk-in shower, cubicle, tiled splashback to the walls.

**Externally:** To the front of the property there is gated access to a small front garden with the rear of the property having an enclosed flagged yard with roller shutter door providing off road parking.

Viewings: For all viewings please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1306

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 890 years from 29 September 1896 ground rent per annum of £2

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

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

Thinking of selling or letting: 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.

**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 Bury are trading names of Fivegate Itd











