



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

**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**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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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. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://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](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.

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

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