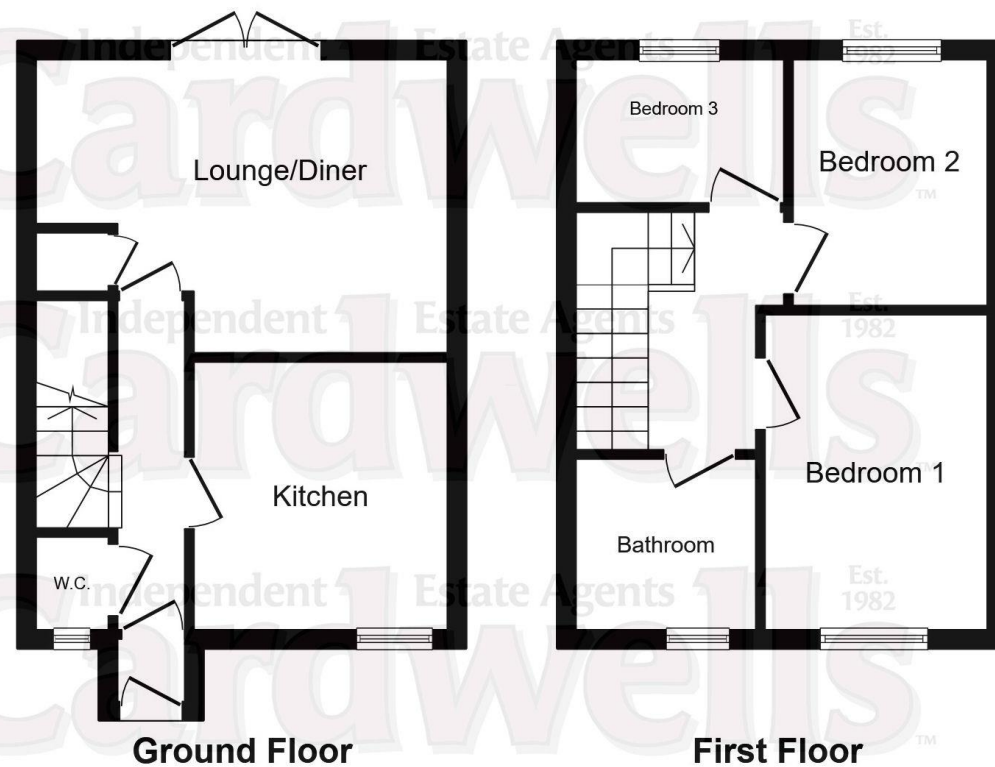




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		98
B	(81-91)	85	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Independent Estate Agents Est. 1982  
**Cardwells**  
[www.cardwells.co.uk](http://www.cardwells.co.uk)

**THICKETFORD ROAD, TONGE MOOR, BL2 2LS**



- No onward chain
- Three bedroom mews
- Off road parking to the rear
- Family bathroom and cloakroom/wc
- Modern fitted kitchen and bathroom
- Recently decorated and new carpets
- Close to local amenities
- Close to transport links



**Offers in the Region Of £180,000**

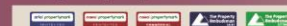
**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Independent Estate Agents Est. 1982  
**Cardwells**

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.





Located within the popular area of Tonge Moor is this modern three bedroom mews which has recently been decorated and had carpet renewed. The property is located on Thicketford Road and is close to many local amenities whether it be shops or schools. Internally the property comprises an entrance hallway, cloakroom/wc, fitted kitchen with integrated slimline dishwasher, fridge/freezer, five ring gas hob, double electric ovens and a spacious lounge/dining room to the ground floor. To the first floor there are three bedrooms, two of which are double bedrooms and a modern three piece bathroom suite. Externally there is a small garden with a path leading to the porch to the front and a lawn garden with a patio area with a gate which leads to off road parking at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [cardwells.co.uk](http://cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** Ceiling light point, electric meter cupboard.

**Entrance hallway:** Ceiling light point, alarm point, laminate effect flooring, radiator, stairs leading to the first floor.

**Cloakroom/w.c:** 5' 10" x 2' 10" (1.78m x 0.87m) Ceiling light point, double glazed window to the front, WC, pedestal sink, radiator.

**Kitchen:** 9' 9" x 7' 10" (2.96m x 2.38m) Ceiling light point, double glazed window to the front, wall mounted boiler, range of fitted wall and base units with extractor fan, five ring gas hob, double electric oven, integrated slimline dishwasher, fridge freezer, space for a washing machine, one and a quarter stainless steel sink with mixer tap and drainer, vinyl flooring with tiled splashback to the walls.

**Lounge/diner:** 15' 8" x 14' 11" (4.77m x 4.55m)

**Landing:** Ceiling light point

**Bedroom 1:** 13' 7" x 8' 1" (4.15m x 2.47m) Double bedroom with a ceiling light point, double glazed window to the front, radiator.

**Bedroom 2:** 11' 10" x 7' 5" (3.61m x 2.27m) Double bedroom with a ceiling light point, double glazed window to the rear, radiator.

**Bedroom 3:** 8' 4" x 7' 1" (2.53m x 2.16m) Single bedroom with a ceiling light point, double glazed window to the rear, radiator.

**Bathroom:** 8' 6" x 6' 5" (2.58m x 1.96m) Modern and contemporary bathroom comprising a ceiling light point, WC, vanity unit with inset sink, panelled bath with shower over, heated towel rail, vinyl flooring with tiled walls, double glazed window to the front.

**External:** To the front of the property there is a small garden with a path leading to the porch. At the rear of the property there is a lawn garden with a patio area and a gate which leads to off road parking.

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

**Tenure:** The vendor advises the property is Freehold, there is a service charge of £550 per year includes the communal fencing on the car park, looking after parking area, maintaining drainage rainwater tanks

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

**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)

**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). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

