REDMAN CASEY ESTATE AGENTS

400 Tonge Moor Road, Tonge Moor, Bolton, Lancashire, BL2 2LA

Offers In The Region Of £110,000

Deceptively spacious three bedroom two reception room end terraced property, offering excellent family accommodation close to local amenities, shops and schools along with transport links into Bolton town centre and beyond. in need of some cosmetic updating the property benefits from gas central heating and double glazing and would make an ideal first purchase or buy to let investment. Sold with no chain and vacant possession Viewing essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated within easy access of local amenities, shops and schools this spacious end terraced property offers superb accommodation which comprises:- Porch, lounge, dining / sitting room, kitchen and utility area. To the first floor there are three generous bedrooms and bathroom fitted with a white suite, gas central heating and double glazing small garden areas to front and rear, sold with no chain and vacant possession. in need of cosmetic updating. Viewing is essential to appreciate all that is on offer.

Porch
Quarry tiled flooring, uPVC double glazed entrance door, door to:

Lounge 14'8" x 13'11" (4.47m x 4.25m)
UPVC double glazed bay window to front, feature fireplace with cast iron surround, double radiator, laminate flooring, coving to ceiling, door to:

Hall
Double radiator, stairs to first floor landing, door to:

Sitting Room 16'9" x 10'10" (5.11m x 3.29m)
Window to rear, uPVC double glazed leaded window to side, ornamental fireplace with timber Adam style surround, double radiator, door to:

Cupboard
Built-in under-stairs storage cupboard with fuse box and electricity meter.

Kitchen 11'5" x 7'5" (3.48m x 2.27m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, laminate flooring, door to:

Utility
UPVC double glazed window to rear, uPVC double glazed window to side, tiled flooring, door to rear.

Landing
Door to:

Bedroom 1 9'10" x 13'10" (2.99m x 4.22m)
UPVC double glazed leaded window to front, double radiator.

Bedroom 2 10'0" x 8'10" (3.05m x 2.69m)
UPVC double glazed leaded window to rear, double radiator.

Bedroom 3 11'5" x 7'5" (3.48m x 2.26m)
UPVC double glazed window to rear, double radiator.

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Bathroom
Fitted with three piece white shell style suite comprising deep panelled bath with shower attachment over, pedestal wash hand basin and low-level WC, ceramic tiling to three walls, frosted double glazed leaded window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, laminate flooring, door.

Outside
Front garden with mature flower and shrub borders, enclosed by dwarf brick wall to front and sides, wrought iron gated access.
Rear, enclosed by brick wall to rear and sides with gravelled area, wooden rear gates, mature raised flower and shrub borders.

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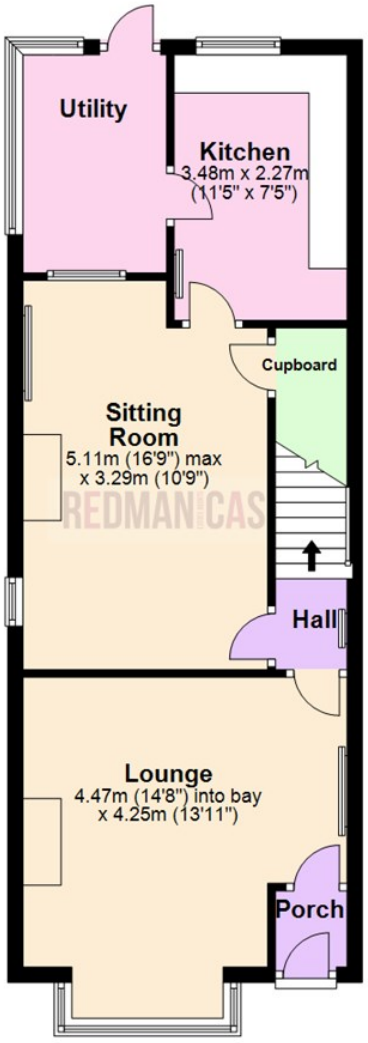
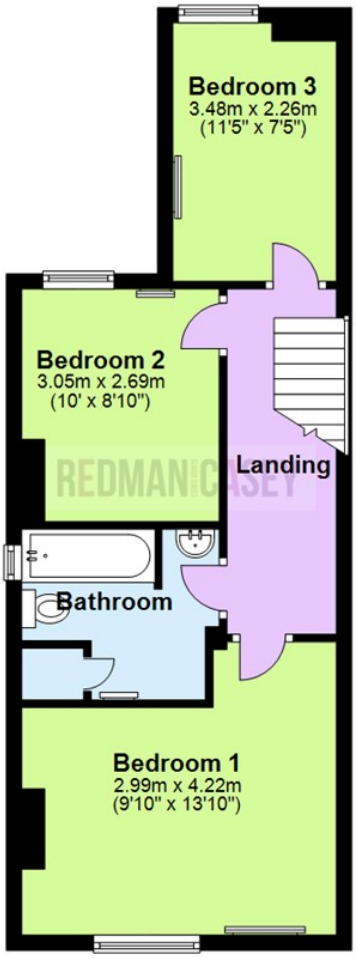
Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 89.2 sq. metres (960.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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