

# REDMAN CASEY ESTATE AGENTS

656 Tonge Moor Road, Bolton, Lancashire, BL2 3BL



**£87,995**

Three bedroom stone built mid terraced property ideally situated for access to local amenities, shops and schools. Offering excellent accommodation with two reception rooms and three bedrooms. Requiring cosmetic updating the property has been priced to reflect the work and invite an early sale



Deceptively spacious mid terraced stone built property ideally located for access to local amenities the property comprises :- Porch, hallway, lounge separate dining room and kitchen. To the first floor there are three bedrooms and a bathroom. Outside there is a small front garden area and to the rear is an enclosed courtyard garden with patio. the property does require some internal updating and this is reflected in the price being asked. Sold with no chain and vacant possession early viewing is advised

### **Porch**

Door to:

### **Hall**

Stairs to first floor landing, door to:

### **Lounge 12'2" x 11'9" (3.72m x 3.59m)**

UPVC double glazed bay window to front, ornamental fireplace with timber and cast- iron grate in chimney, radiator.

### **Dining Room 13'6" x 12'4" (4.12m x 3.76m)**

UPVC double glazed window to rear, fireplace with ornate surround, radiator, open plan built-in under-stairs storage cupboard, double door to Lounge, door to:

### **Kitchen 9'0" x 7'10" (2.74m x 2.39m)**

With worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, range with extractor hood over, uPVC double glazed window to rear, stone flagged flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door to rear yard:

### **Landing**

Door to:

### **Bedroom 1 13'4" x 9'5" (4.07m x 2.86m)**

UPVC double glazed window to rear, radiator.

### **Bedroom 2 12'6" x 8'8" (3.81m x 2.64m)**

UPVC double glazed window to front, radiator

### **Bedroom 3 9'3" x 6'3" (2.81m x 1.91m)**

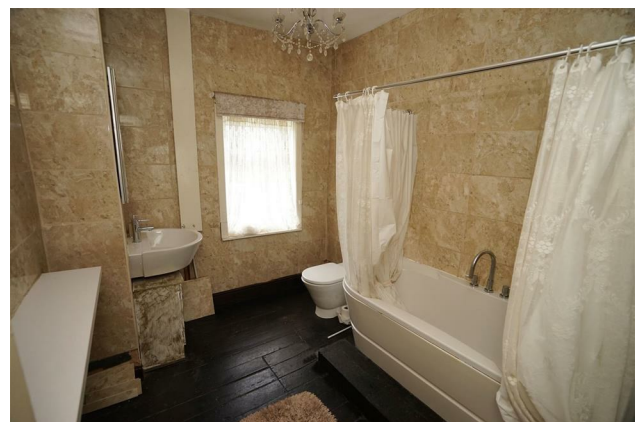
UPVC double glazed window to front, radiator. built in cupboard

### **Bathroom**

Fitted with three piece suite comprising deep panelled bath with electric shower over and mixer tap, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic to dado rail to all walls, uPVC double glazed window to rear, radiator.

### **Outside**

Front garden with gravelled area and shrub beds, enclosed

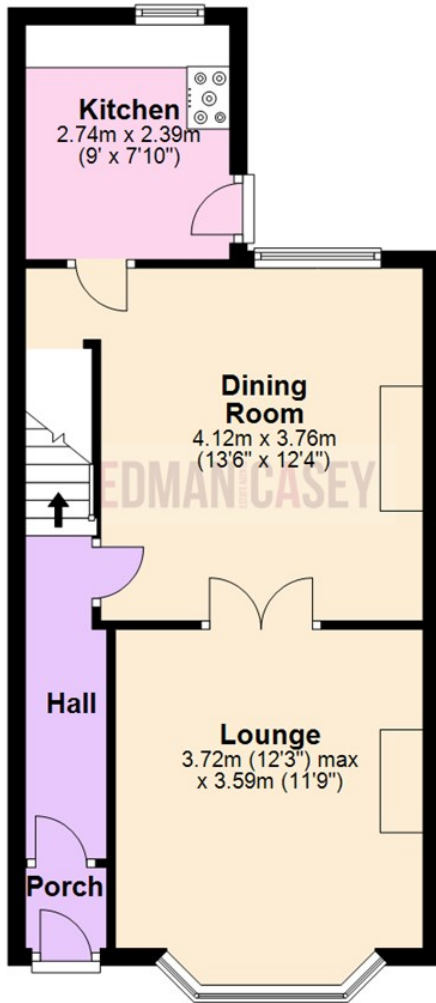


by dwarf stone wall and fencing to front and side, paved pathway leading to front entrance door.  
Rear, enclosed by timber fencing to rear and sides, paved sun patio.



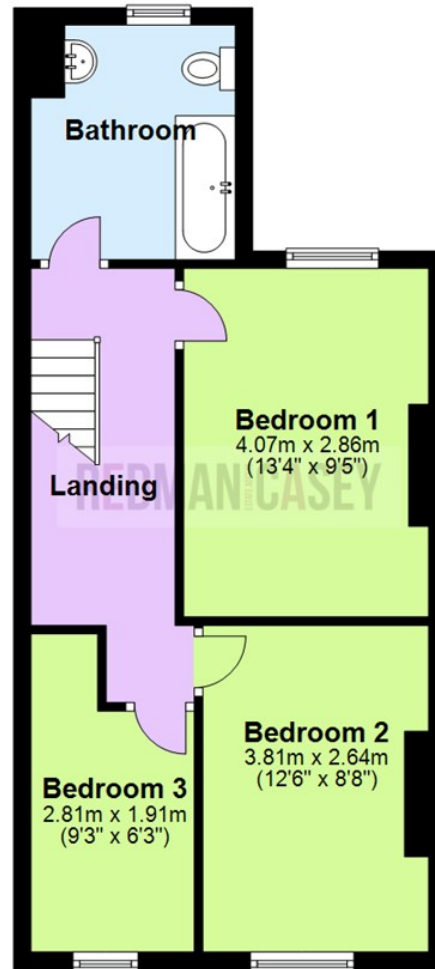
### Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 87.8 sq. metres (945.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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