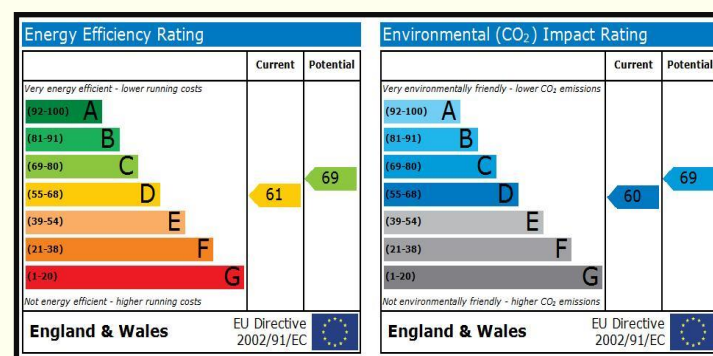


The tenant set up charges associated with this property are £240 = £200 + VAT to include up to two adults. Any subsequent adults are a further £120 = £100 + VAT. This fee includes the cost of referencing which will include checking of credit status, employers and previous employers, current /past landlords and consideration of other relevant factors. The fee includes producing a tenancy agreement for a successful application.

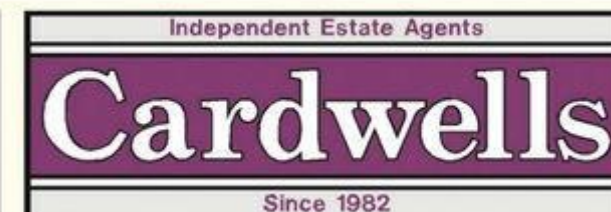
This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, 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.



Bathroom



EPC



www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

TONGE MOOR ROAD, BOLTON, BL2 2JS



- Extended Terraced House
- Two Reception Rooms
- Fitted Kitchen/Utility Room
- Two Good Sized Bedrooms
- Close to Shops/Schools Etc
- Minimum 12 months
- Gas CH + Double Glazed
- Available September 2017



£475 PCM

CARDWELLS BOLTON
11 Institute Street BL1 1PZ
t: 01204 381 281
e: bolton@cardwells.co.uk

CARDWELLS BURY
14 market Street BL9 0AJ
t: 0161 761 1215
e: bury@cardwells.co.uk

WHITEFIELD/PRESTWICH
44 Bury Old Rd M45 6TL
t: 0161 773 1011
e: whitefield@cardwells.co.uk

CARDWELLS M28
6 Memorial Rd M28 3AQ
t: 0161 794 3434
e: m28@cardwells.co.uk

Available September and managed by Cardwells on an Assured Shorthold Tenancy. Situated on the ever popular Tonge Moor Road is this two bedroomed, extended, Terraced House. Briefly comprising of: Lounge with feature fireplace, Dining Room, extended Kitchen with upgraded base and wall units and integrated oven, outside rear Utility housing a Combi Gas Central Heating boiler with space for a dryer, Landing with access to a fully boarded loft offering valuable storage space, two good sized Bedrooms (Master with separate Dressing area) and Bathroom with White three piece suite and electric shower. To the outside, there is a good sized front Garden predominantly laid to gravel for easy maintenance and a small rear yard. Recent upgrades include: full redecoration, new carpets and bathroom, uPVC Double Glazing throughout and repointing to front and rear. Viewing is highly recommended via our Bolton Office.

Directions: Leave Bolton via Tonge Moor Road and this property will be found before the main traffic lights at Crompton Way on the left hand side.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hardwood entrance door to:-

Lounge: 13' 5" x 12' 9" (4.09m x 3.89m) Feature fireplace and surround with inset living flame gas fire. Oak flooring. Alarm pad. Meter cupboard. Centre light. uPVC Double Glazed window. Radiator.

Dining Room: 12' 9" x 12' 1" (3.89m x 3.68m) Oak flooring. Decorative cast iron multi fuel burner. Spindle staircase to first floor. Centre light. uPVC Double Glazed window. Radiator.

Kitchen: 8' 9" x 8' 2" (2.67m x 2.49m) Recently fitted base and wall units. Work surfaces incorporating single drainer stainless steel sink. Fan assisted oven. Four ring gas hob with chimney style extractor over. Plumbed for automatic washing machine. 12v spotlighting. Cushion flooring.

Utility: Accessed from rear yard. Space for dryer. Wall mounted Baxi Combi Gas Central Heating boiler.

Landing: 5' 10" x 4' 11" (1.78m x 1.5m) Carpeted stairs and Landing.

Bedroom 1: 13' 7" x 12' 10" (4.14m x 3.91m) Half Oak flooring and half carpet. 12v lighting. uPVC Double Glazed window. Radiator. separate Dressing area. Access to boarded loft.

Loft: Fully boarded loft accessed via pull down wooden ladder.

Bedroom 2: 13' 0" x 6' 2" (3.96m x 1.88m) Oak flooring. 12v spotlighting. uPVC Double Glazed window. Radiator.

Bathroom: 7' 11" x 5' 3" (2.41m x 1.6m) White three piece suite comprising of: panelled bath with overhead electric shower, pedestal wash basin and w.c. Built in vanity unit. Oak flooring. 12v spotlighting. uPVC Double Glazed window.

Gardens: Gravelled front garden with mature shrubs. Enclosed rear yard.

Parking: On road parking.

PRICE: £475 p.c.m. Available September 2017



Lounge



Lounge



Dining Room



Dining Room



Kitchen



Bedroom 1



Dressing Area

Please note: all viewings are by appointment only through our BOLTON Office