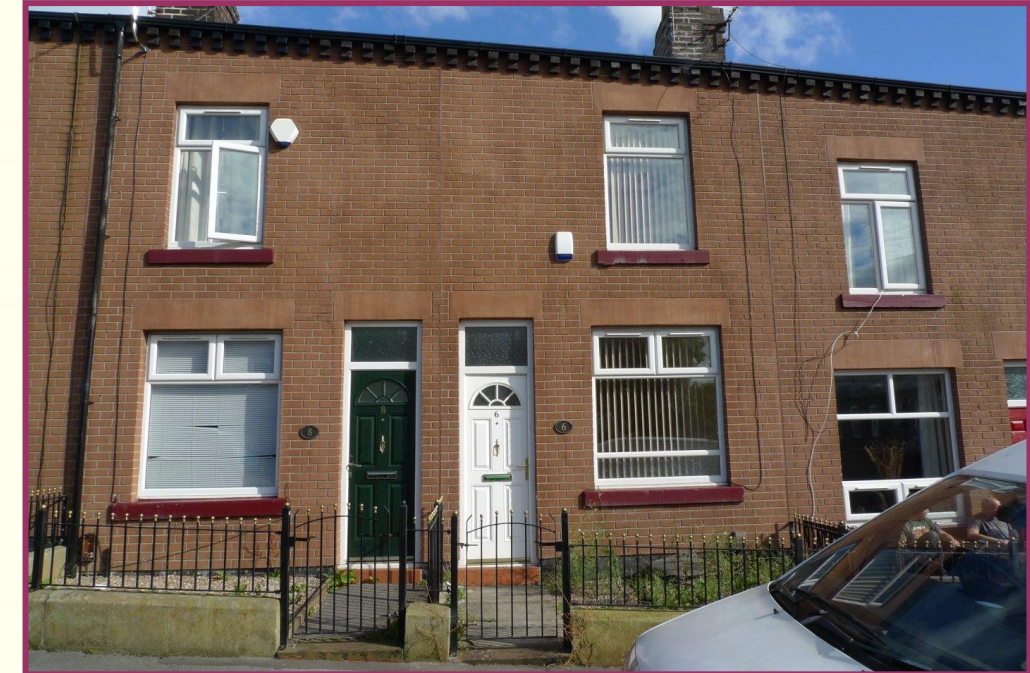


www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

OLAF STREET, TONGE MOOR, BOLTON, BL2 2EB



- Fully refurbished
- 2 Double bedrooms
- Gas combi c.h, uPVC d.g
- Close to town centre
- White 3 piece bathroom
- No upward chain
- Bespoke Oak kit/diner
- Ideal buy to let/ftb



£64,995

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Offered to the market with no upward chain and situated just off Tonge Moor Road and as such being ideally placed for local amenities, transport links and Bolton town centre being a short walk away. Briefly comprising: Hardwood entrance door into lounge, bespoke solid oak kitchen with dining area, landing, 2 double bedrooms and a white 3 piece bathroom suite with overhead mixer shower with fitted screen. Outside there is a small front garden behind a low brick wall and a yard to the rear. The property is gas combination boiler ahd has Upvc double glazing throughout. Viewings are welcomed via our Bolton office, seven days a week on 01204 381281.

Directions

Leave Bolton via Tonge Moor Road, turn left onto Union Road and Olaf Street is the third turning on the right, number six is on the right, clearly identified by our to let board.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

ENTRANCE: Hardwood door.

LOUNGE: 14' 10" x 11' 5" (4.52m x 3.48m) Centre light, 2 wall lights, uPVC double glazed window, radiator.

KITCHEN: 11' 6" x 9' 3" (3.51m x 2.82m) Professionally fitted kitchen comprising of a stainless steel sink with mixer tap over, a range of solid oak base and wall units, cooker, roll edge work surfaces, plumbed for automatic washing machine, integrated fridge and freezer, tiled splash backs, uPVC double glazed window, radiator.

LANDING: 8' 0" x 3' 0" (2.44m x 0.91m) 2 centre lights.

BEDROOM 1: 11' 6" x 9' 5" (3.51m x 2.87m) Centre light, uPVC double glazed window, radiator.

BEDROOM 2: 10' 4" x 8' 9" (3.15m x 2.67m) Centre light, storage cupboard housing the gas combi boiler, uPVC double glazed window, radiator.

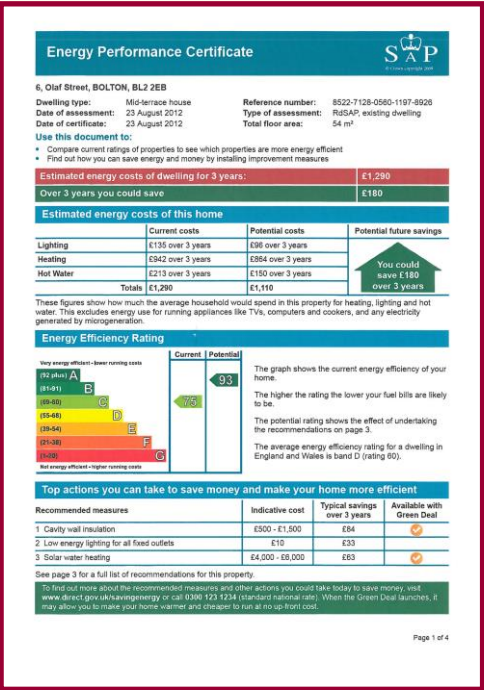
BATHROOM: 8' 8" x 4' 11" (2.64m x 1.5m) White 3 piece suite comprising; w.c, pedestal wash basin, panel bath with overhead mixer shower with fitted screen, centre light, extractor fan, radiator.

GARDENS: Small front garden behind a low brick wall, yard to rear.

PARKING: On road parking.

PRICE: £64,995

DISCLAIMER This brochure is a representative 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 Cardwell's or any staff member in any way as being functional or regulation compliant. Cardwell's 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 or their surveyor's findings.



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