



Cromer Avenue
Tonge Moor

Miller Metcalfe
Every step of the way

Cromer Avenue

Tonge Moor

Terraced



2



1

EPC Rating - To be confirmed

****TWO BEDROOMED MID TERRACED OFFERED WITH NO ONWARD CHAIN****

Cromer Avenue is set in a popular location and is close by to good schools, local amenities and transport networks an ideal first home or for somebody looking to downsize.

In brief accommodation comprises at ground floor of an entrance vestibule, spacious lounge with a double glazed window to the front, dining kitchen with a fitted range of wall and base units, complementary worksurfaces, electric hob and oven, single sink unit and drainer, space for washing machine & a double glazed bay window to the rear. Understairs storage, utility room with plumbing for washing machine and dryer and a upvc door to the rear yard. To the first floor are two good sized bedrooms, bedroom two having fitted wardrobes. The property also benefits from a recently fitted shower room with a three-piece suite comprising of a wash hand basin, low level w.c, walk in shower cubicle & chrome towel radiator. Benefitting from an alarm system & no onward chain!

Externally there is a garden to the front and an enclosed rear yard.

LOCAL AUTHORITY/COUNCIL TAX

Bolton
Band A Annual Cost £1,306

TENURE
Freehold

SATELLITE/FIBRE TV AVAILABILITY

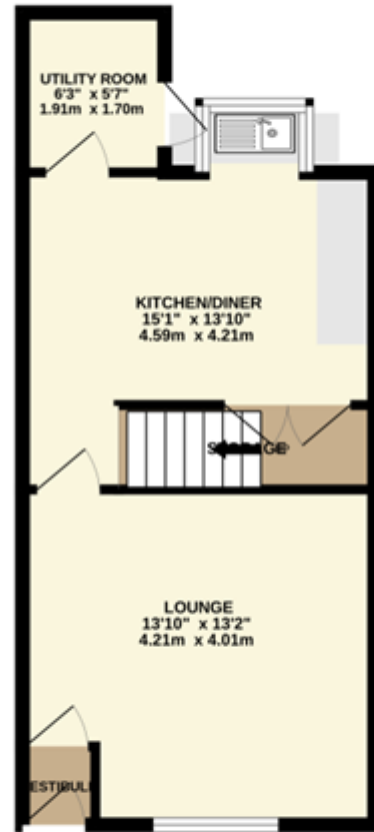
BT
Sky
Virgin

BROADBAND
Basic 15 mbps
Superfast 75 mbps
Ultrafast 1000 mbps





GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.