



Miller Metcalfe
Every step of the way



Tonge Moor Road
Tonge Moor

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Terraced



2



1

EPC Rating - E

****TWO BEDROOMED MID TERRACED OFFERED WITH NO CHAIN SET IN A POPULAR LOCATION. ****

This two bedroomed mid terraced property which offers a great opportunity put your own stamp on a home! The property is close by to local amenities, good schools, lovely walks, and transport networks. This property is an ideal first home, somebody downsizing or investment opportunity.

In brief accommodation comprises of an entrance vestibule, hallway, a good-sized lounge with a double-glazed window the front, dining room, fitted kitchen with a range of wall and base units and complementary work surfaces, single sink unit and drainer. To the first floor are two double bedrooms and shower room fitted with a three-piece suite comprising of a wash hand basin, low level w.c, walk in shower cubicle with shower over, storage cupboard and a chrome towel radiator.

The property is double glazed throughout and has electric wall heaters fitted, there is an garden to the front and an enclosed rear yard. Offered with no chain.

LOCAL AUTHORITY/COUNCIL TAX

Bolton
Band B Annual Cost £1,524

TENURE

Freehold

SATELLITE/FIBRE TV AVAILABILITY

BT
Sky
Virgin

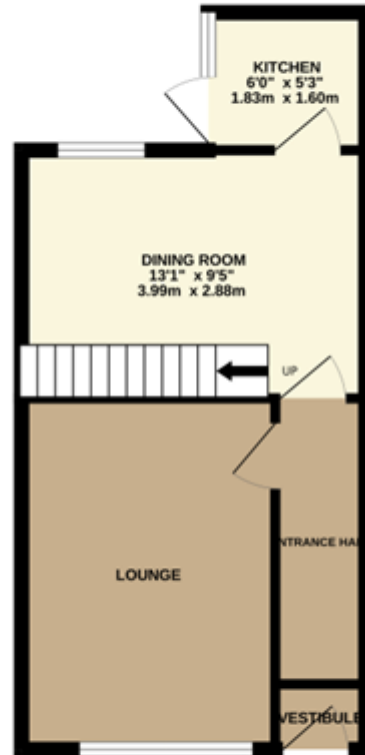
BROADBAND

Basic: 9 mbps
Superfast: 79 mbps
Ultrafast: 1000 mbps

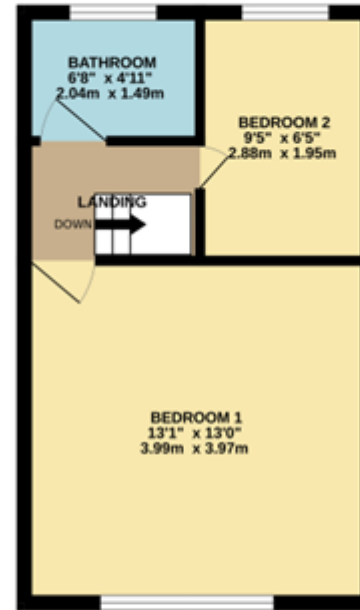




GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Nonplan 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.
Made with Metropix 02023

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.