



*Edditch Grove*  
Tonge Fold

**Miller Metcalfe**  
*Every step of the way*

# Edditch Grove

Tonge Fold

Terraced  2  1 EPC Rating - To be confirmed

Introducing this two bedroom mid terraced house, this property offers an inviting atmosphere that will make you feel right at home.

Upon entering, you will be greeted by a lounge and separate dining room, ideal for relaxation and entertaining guests. The kitchen is well-equipped with fitted appliances and ample storage space, making meal preparation a breeze. Upstairs, you will find two well-proportioned bedrooms and bathroom, providing a peaceful sanctuary for restful nights.

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

Additionally, the property benefits from its convenient location, with amenities, schools, and transport links within easy reach.

Overall, this terraced house offers a comfortable and stylish living space, perfect for first-time buyers or those looking to downsize. Don't miss the opportunity to make this wonderful property your own. Contact our agents today to arrange a viewing.

Ultrafast: 1000 MBPS

LOCAL AUTHORITY/COUNCIL TAX  
Bolton

TENURE  
Leasehold  
Lease term 999 years from 15/09/1897  
Lease term remaining 763 years  
Lease end date 01/05/2787

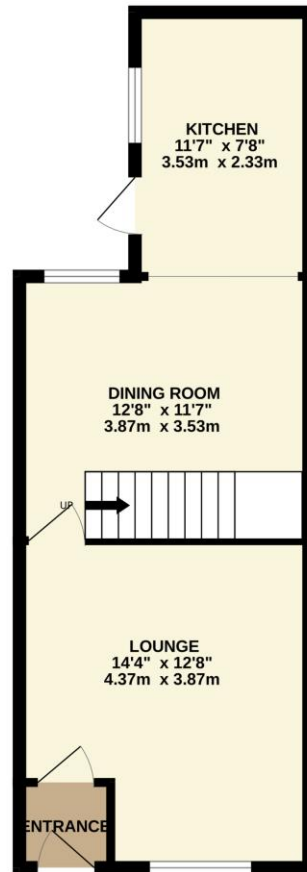
SATELLITE/FIBRE TV AVAILABILITY  
BT  
Sky  
Virgin

BROADBAND  
Basic: 7 MBPS  
Superfast: 47 MBPS

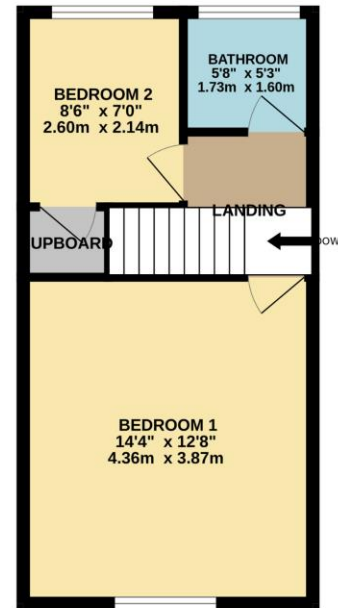




GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst 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.