



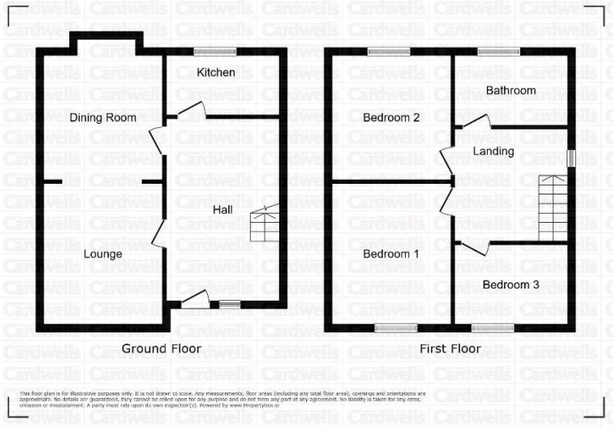












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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MARTON AVENUE, TONGE FOLD, BL2 2RP



- Substantial corner plot three bed semi
- Suite modernisation to taste/chain free!
- Reception hallway/bay fronted lounge
- Dining room/basic fitted kitchen/landing
- Three bedrooms/family bathroom suite
- Very well maintained gardens to 3 sides
- Driveway/single detached garage
- Warmed by gas C.H/majority double glazed





£200,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered to the market via Cardwells Estate Agents Bolton is this substantial corner plot three bedroom semi attached property with the added advantage of no onward chain and vacant possession! Situated on Marton Avenue in the ever popular Tonge Fold which offers an array of local amenities nurseries and schools including Tonge Moor Primary, Moorgate Primary, Canon Slade and Turton Secondary all within the catchment area and excellent transport links via bus, rail and the A666 motorway network. The property does require modernisation throughout however we feel this is a fabulous opportunity to create a wonderful family Home. Briefly comprising: Reception hallway, bay fronted lounge, dining room, basic fitted kitchen, landing, three good bedrooms and a family bathroom suite. To the outside very well maintain gardens to three sides, a lean to greenhouse with a driveway giving access to a single detached garage access via archer Avenue. Viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281, by visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Reception hallway: 13' 3" x 5' 9" (4.04m x 1.75m) Wall mounted radiator, turning staircase to the landing.

Lounge: 10' 7" x 11' 8" (3.22m x 3.55m) Feature fireplace and surround with inset electric fire, uPVC double glazed bay window, wall mounted radiator.

Dining room: 13' 3" x 10' 5" (4.04m x 3.17m) Feature fireplace and surround with inset electric fire, wall mounted radiator, uPVC double glazed bay window.

Kitchen: 12' 7" x 7' 0" (3.83m x 2.13m) Basic fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, freestanding oven, space for white goods, uPVC double glazed window, wall mounted radiator, under stairs storage cupboard, uPVC door giving access to the side.

Landing: Frosted timber glazed window, loft access point.

Bedroom 1: 12' 9" x 10' 9" (3.88m x 3.27m) uPVC double glazed bay window, wall mounted radiator, professionally fitted furniture.

Bedroom 2: 9' 7" x 10' 9" (2.92m x 3.27m) Built in storage, uPVC double glazed window, cupboard housing The gas combination boiler, wall mounted radiator.

Bedroom 3: 6' 10" x 7' 1" (2.08m x 2.16m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 4" x 7' 1" (1.93m x 2.16m) Three piece suite comprising Wc, pedestal wash basin, cast iron bath, partial wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Outside: To the outside are very well maintained gardens to three sides, a lean to greenhouse with a separate driveway giving access to a single detached garage accessed via Archer Avenue.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,860.00 per annum payable to Bolton council.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

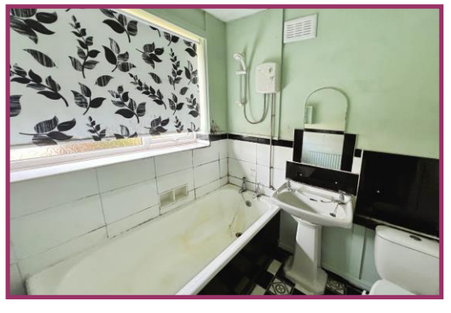
Arranging a mortgage:
Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting:www.Cardwells.co.uk

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