



BROOKFIELD STREET, TONGE FOLD, BL2 6AE



- Attention investors and first time buyers
- Very well presented two bed mid terrace
- Majority double glazed/Worcester boiler
- Vestibule /lounge/dining kitchen
- Extended conservatory/garden fronted
- Two good bedrooms/fitted master
- Well appointed shower room
- Excellent transport links to Bolton & Bury



Offers Over £120,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Attention investors and first time buyers! Cardwells Estate Agents Bolton offer to the market this very well presented two bedroom mid terrace property on Brookfield Street. Warmed by central heating via a Worcester Bosch boiler, majority UPVC double glazed and situated in close proximity to the areas highly regarded local nurseries, schools, country pursuits, plentiful amenities and excellent transport links to Bolton, Bury and beyond. Briefly comprising composite entrance door, vestibule, lounge, dining kitchen, extended conservatory, landing, two good bedrooms and a very well appointed three piece family shower room. To the outside is readily available on street parking with a low maintenance front garden and there is a good size enclosed rear yard complete with a lean to timber storage shed. Viewings are welcomed, strictly by appointment by ringing Cardwells Estate Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into:

Vestibule: 2' 11" x 3' 3" (0.89m x 0.99m) Timber and glass door giving access to:

Lounge: 14' 6" x 13' 1" (4.42m x 3.98m) Feature fireplace and surround with inset electric fire, UPVC double glazed window, wall mounted radiator.

Dining Kitchen: 11' 6" x 12' 1" (3.50m x 3.68m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over base and wall units, oven, four ring hob with extractor above, integrated fridge and freezer, space for a washing machine, timber double glazed window, wall mounted radiator.

Conservatory: 10' 6" x 7' 3" (3.20m x 2.21m) UPVC build, composite door giving access to the rear yard.

Landing: 5' 4" x 13' 4" (1.62m x 4.06m)

Bedroom One: 11' 8" x 12' 0" (3.55m x 3.65m) Fitted wardrobes and vanity unit, 2 uPVC double glazed windows, wall mounted radiator.

Bedroom Two: 8' 9" x 7' 8" (2.66m x 2.34m) uPVC double glazed window, wall mounted radiator, cupboard housing the Worcester Bosch boiler.

Shower Room: 11' 6" x 4' 0" (3.50m x 1.22m) Very well appointed three piece suite comprising wc, wash hand basin, walk in shower cubicle, full wall tiling, timber double glazed window, wall mounted radiator.

Outside: To the outside is readily available on street parking with a low maintenance front garden and there is an enclosed rear yard complete with a timber lean to storage shed.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1359.24 per annum payable to Bolton council.

Tenure: Cardwell Estate Agents Bolton pre market research indicates that the property is of a Leasehold tenure of 970 years from 1893.

Flood Risk: 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 advises that the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

