



- Well Presented Garden Fronted Mid Terraced House
- Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- 3 Piece Bathroom
- Rear Courtyard
- Internal Inspection Highly Advised

## 596 Tonge Moor Road, Crompton, Bolton, BL2 3BJ

**The Property** A generous sized bay fronted, two bed mid terrace property, with views over the allotments and Tonge Cricket Club to the rear. Situated in close proximity to the train station, sought after local nurseries, schools, excellent transport links and amenities. Not overlooked to the rear with views of the allotments and Cricket Club.

Warmed by gas central heating and uPVC double glazed, we feel the property will be of particular interest to both investors and first time buyers alike.

A personal inspection comes with the highest recommendations.

Briefly comprising: Composite entrance door, entrance vestibule, hall, bay fronted lounge, dining room with pvc double glazed French doors leading to the rear courtyard, modern kitchen, landing, two double bedrooms and a three piece family bathroom suite.

### Outside

To the outside is a low maintenance front garden and an enclosed rear yard.

### Out And About

Close to a host of local amenities including the train station and good schools including Cannon Slade and Turton High.

**£145,000**



**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**First Floor**

**Bedroom 1**

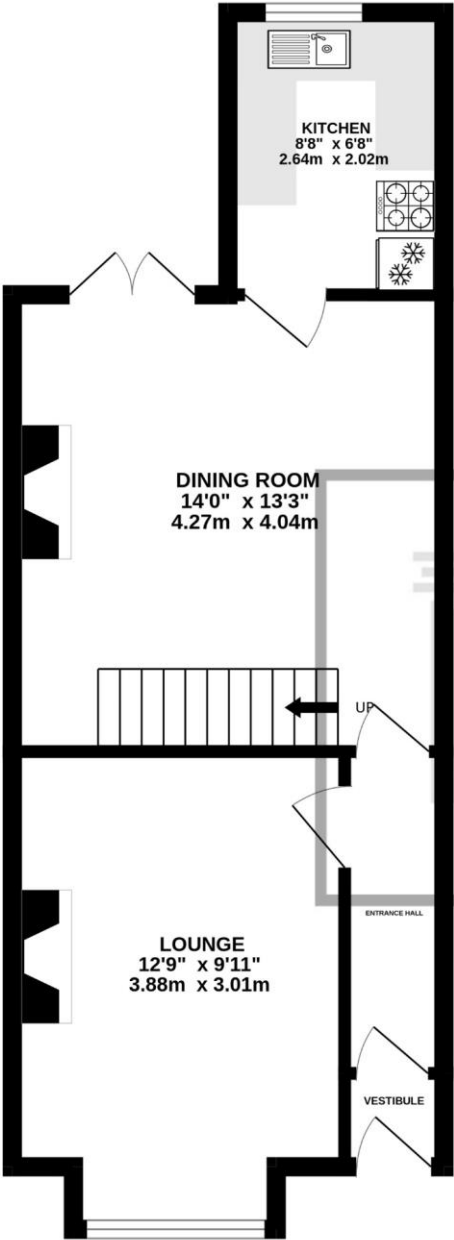
**Bedroom 2**

**3 Piece Bathroom**

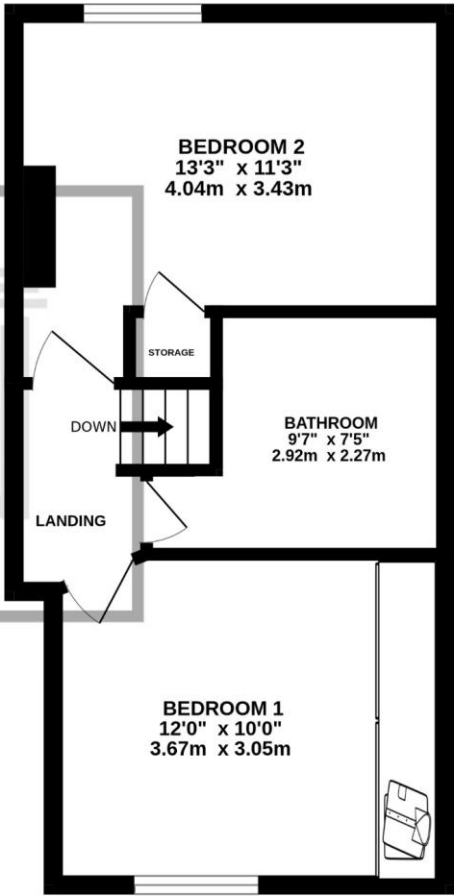
**Outside**

**Additional Pictures**

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



596 TONGE MOOR ROAD - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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