



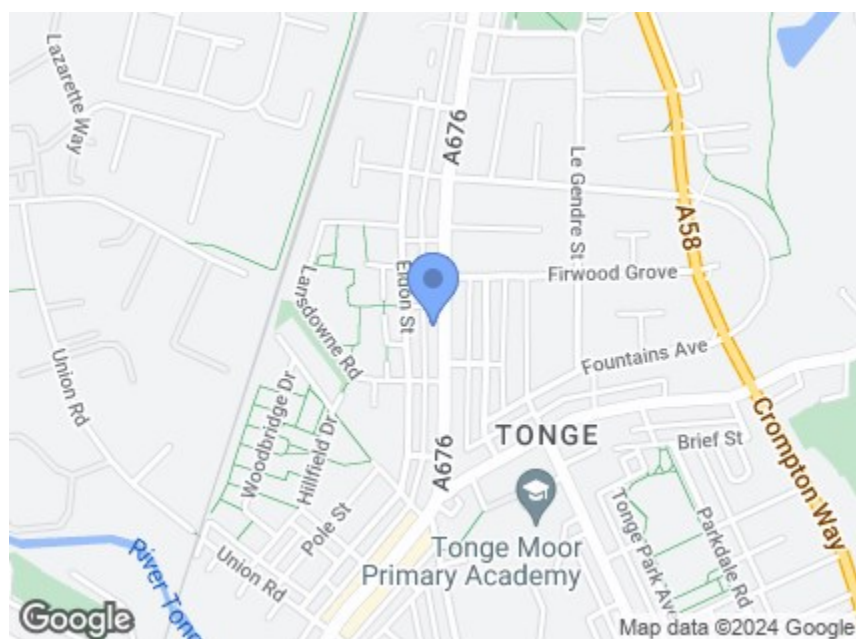
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 108 m²/1,165 sq ft
GROUND FLOOR: 43 m²/466 sq ft, FIRST FLOOR: 44 m²/473 sq ft, ATTIC: 21 m²/226 sq ft
EXCLUDED AREA: PORCH: 2 m²/22 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and continue to follow A676. Turn right onto Hamer St and then turn left at the 1st cross street onto Back Tonge Moor Rd. Destination will be on the left

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	A	A
57	81	B	A
	81	C	A
	81	D	A
	81	E	A
	81	F	A
	81	G	A



231 Tonge Moor Road
Bolton, BL2 2HR

Asking price £145,000



- Two bedroom well presented, bay fronted terrace
- Two reception rooms and yard to rear with roller shutter
- Viewing highly recommended
- Sold with no chain
- Gas central heating and fully double glazed
- Modern fitted bathroom and kitchen
- Ideal for first time buyer or investors
- Close proximity to amenities and transport links

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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231 Tonge Moor Road , Bolton, BL2 2HR

****Beautifully Presented Two-Bedroom Terraced Home in Popular Bolton Area****

Discover this lovely terraced property located in the highly sought-after area of Bolton. Featuring a master bedroom with an en-suite, a second bedroom, a spacious living room, separate dining area, and a family bathroom, this home offers ideal modern family living.

Presented by Charles Louis Homes, this meticulously maintained terraced gem is conveniently situated close to town centre amenities, motorway access, and parks.

Upon entering, you'll be greeted by a welcoming living room, leading through double glass doors to the dining area with double patio doors overlooking the rear yard, and onward to the kitchen area. Ascend the staircase in the hallway to the first floor, where you'll find the master bedroom with an en-suite, an additional bedroom, a family bathroom, and access to the loft space. Enjoy the comfort of gas central heating and double-glazed windows throughout the property.

Entrance Porch

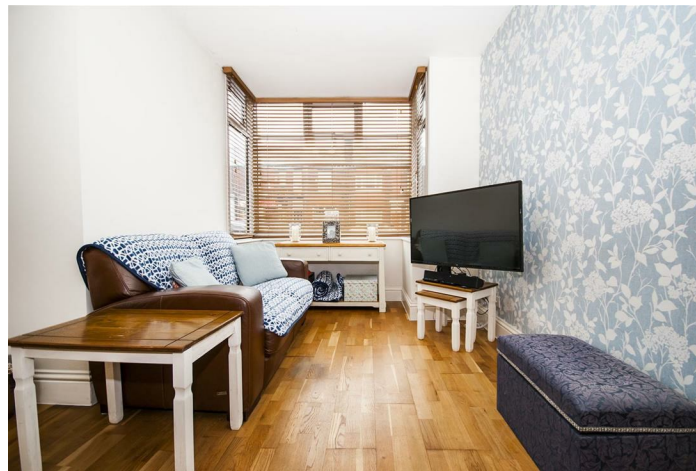
5'4 x 4'2 (1.63m x 1.27m)

uPVC entrance door opening into the porch, tiled flooring and central ceiling light

Living Room

14'3 x 19'7 (4.34m x 5.97m)

With a front facing uPVC double glazed bay window, laminate wood effect flooring, radiator and power points. Double glass panelled doors leading to the dining room.



Alternative View



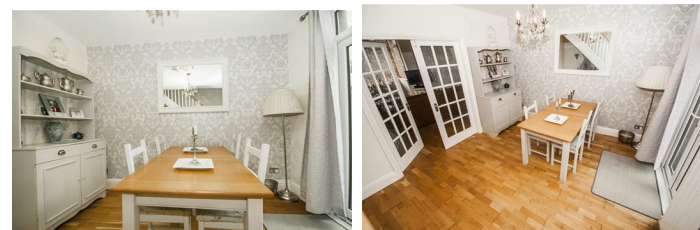
Dining Room

14'3 x 11'4 (4.34m x 3.45m)

With a rear facing uPVC double glazed patio doors, laminate wood effect flooring, radiator, power points and stairs leading to the first floor.



Alternative View



Kitchen

6'7 x 9'11 (2.01m x 3.02m)

Tiled flooring, fitted with a range of wall and base units with a contrasting wood effect work top, inset 1 1/2 sink and drainer with a mixer tap, built in oven and gas hob with extractor fan, plumbing washing machine, space for a fridge freezer, inset ceiling spot lights.



First Floor Landing

5'10 x 9'11 (1.78m x 3.02m)

With a side facing uPVC double glazed window, radiator and loft access.

Bedroom One

14'3 x 10'3 (4.34m x 3.12m)

Front facing uPVC double glazed window, wooded floors, radiator, power points, central ceiling light and access to the master en-suite



En-suite

8 x 7 (2.44m x 2.13m)

Fully tiled, heated towel rail extractor fan, walk in shower cubicle with mains fed thermostatic shower, low level WC and a hand wash basin with pedestal.



Bedroom Two

8 x 10'7 (2.44m x 3.23m)

Rear facing uPVC double glazed window, radiator, power points and central ceiling light.



Bathroom

6'7 x 9'11 (2.01m x 3.02m)

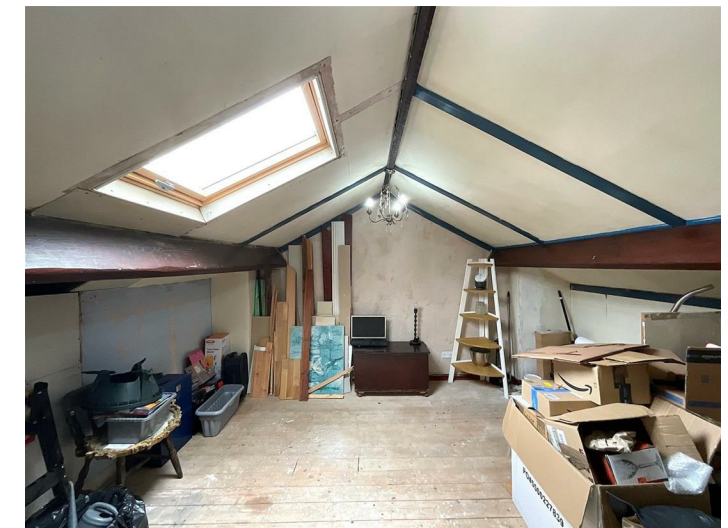
Partially tiled with tiled flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a claw foot free standing bath, low flush WC and a hand wash basin with pedestal.



Attic

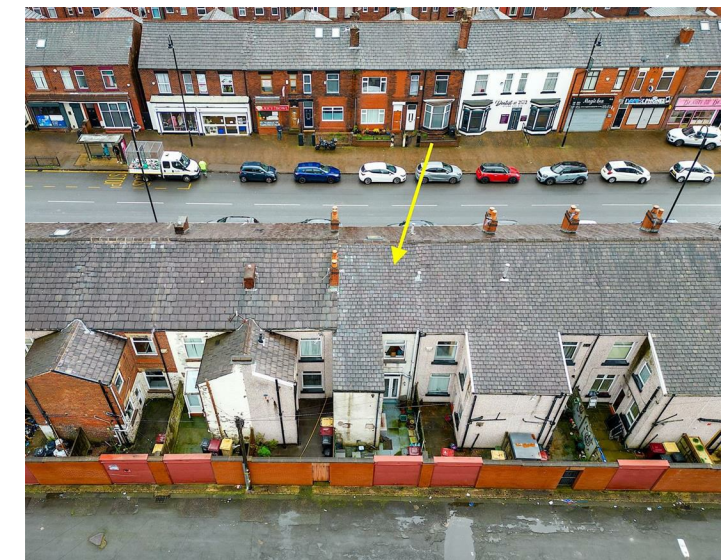
14'1 x 14'10 (4.29m x 4.52m)

Fully boarded with power and lights



Rear Yard

Private enclosed yard, with roller shutter access to the rear.



Tenure - Leasehold
Council Tax - Bolton band A