



pearson
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425 TONGE MOOR ROAD
Bolton, BL2 2JS
Offers In The Region Of £150,000

425 TONGE MOOR ROAD

Property at a glance

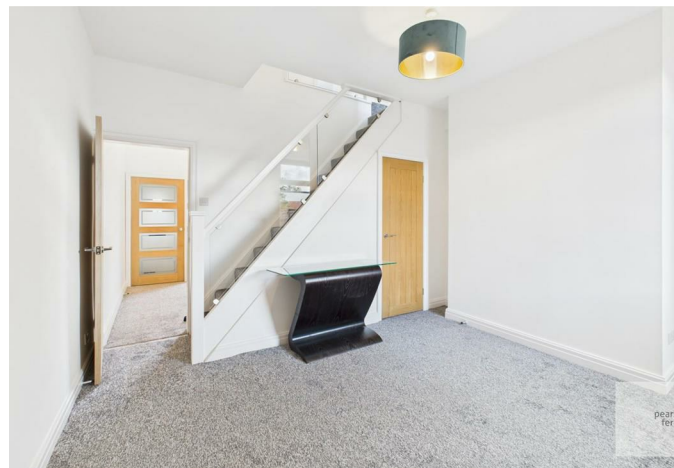
- MODERNISED GARDEN FRONTED TERRACED PROPERTY
- GOOD POSITION WITH EASY ACCESS TO BOLTON CENTRE
- BACKING ONTO CASTLE HILL PRIMARY SCHOOL
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- COMBINATION GAS CENTRAL HEATING
- NEW KITCHEN & BATHROOM
- NEW CARPETS AND DECORATIONS
- NO ONWARD CHAIN

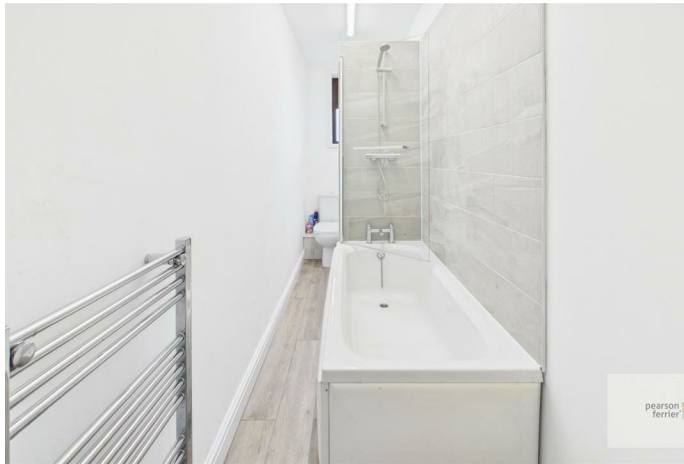
A newly modernised garden fronted mid terraced property located in a good position on Tonge Moor Road with easy access to Bolton town centre and literally across the rear service road to Castle Hill Primary School. The property is offered for sale with no onward chain and a scheme of improvement works has just been completed to include, replastering, new kitchen, new bathroom, upgraded electrics, upgraded combination heating, new internal doors, a glazed staircase and balustrade, new floor coverings and decorations. around fifteen years ago the property did receive grant improvement works from Bolton Council to include a re roof and rebuilt perimeter walls. With upvc double glazing and gas fired central heating the accommodation briefly comprises: entrance vestibule, lounge with recessed fireplace, second reception room with understairs storage, kitchen, first floor landing, two bedrooms and a three piece bathroom with shower. To the outside there is a garden to the front and a neatly presented rear yard.

Council tax banding - A

Tenure - Leasehold 990 years from 1st November 1895

EPC Rating - tbc







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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