



Tomlin Square

Bolton, BL2 6BU

Offers over £145,000



Presented to an exceptional contemporary standard, this extended mid-terraced three-bedroom stone property is deceptively spacious and allows its lucky new owners to simply move in, unpack, and enjoy. A brief summary of the internal accommodation includes a front lounge, kitchen, dining area, family bathroom, and three bedrooms, two of which benefit from space saving mezzanine bed platforms. Externally the property benefits from a landscaped outside space to the rear, plus a timber frame outbuilding which is currently used as a home gym.



The Living Space

The front lounge gives the first glimpse of the impressive modern interiors, where stylish décor features a media-style wall with inset lighting and trendy, wall-mounted cabinetry. A thick grey carpet is felt underfoot which complements the grey walls and bold, dual-aspect wall coverings on the media wall. It's a lounge that's sure to impress!

A contemporary kitchen is featured in the rear which flows through to the open aspect dining area. The décor here is unique too, where exposed, industrial style timber wall coverings separate the two areas and complement the gloss grey tiled floor and light tones of the kitchen, where light grey matt cabinetry complements the white worktop, and the dark splashbacks add a stylish contrast. Integrated appliances within the kitchen include an electric oven and four plate induction hob, microwave, Franke sink with drainer and swank neck flexi mixer tap.

Back into the dining area and fitted banquet seating optimises the available space while providing a fantastic space for both everyday dining and when socialising with family and friends. An added feature is a wall mounted TV, and French doors and a Velux window stream in plentiful natural light making it fresh, bright, and airy.

The Bedrooms & Bathroom

The family bathroom is situated downstairs in the extended part of the home, with a vaulted ceiling that adds to the modern design, where trendy tiling is featured on the floor and walls, and a fitted mirror with inset lighting gives it the same wow-factor seen in the rest of the home. The bathroom includes a three piece suite comprising tiled-in bath with shower, vanity basin with integral storage, and WC.

Upstairs the unique design and space-optimising trend continues. The second and third bedrooms have been configured to allow a good amount of floor space, owing to mezzanine bed platforms for the kids which have been built into the roof space – a very cool setup that the kids will adore! And of course like the rest of the home, they are presented to modern standards in excellent condition. The master is presented to the same modern standards and condition, with fitted storage that also optimises the available space.

The Outside Space

Through the French doors from the dining area and much like the interiors, the outside space has been design and configured to exacting standards that make it both attractive and practical. There is a decking area and gas firepit where you can sit and enjoy some down time with family and friends, and the shale finish to the ground elsewhere ensures it is low maintenance year round.

Another great benefit is the timber frame outbuilding, which provides versatility in function, and is currently used as a home gym, with electric supply, and an electric heater and air conditioning. Alternatively, it would be suitable as a home office/studio, or perhaps a home bar/summerhouse.

The Location

Situated in the residential area of Tonge Fold near Bury Road, this property is well connected with a variety of amenities in both walking distance and a short drive or bus ride. The shops on Bury Road can easily be accessed on foot, and the large retail area of Bolton town centre is easily accessible either via car in 5-10 minutes, or via the bus route on Bury Road. For those who commute, motorway access is easy via the A666, and Bolton train station provides direct routes into Manchester city centre. The location of this property also falls into the catchments of several good schools.

The Specifics

The tax band is A.

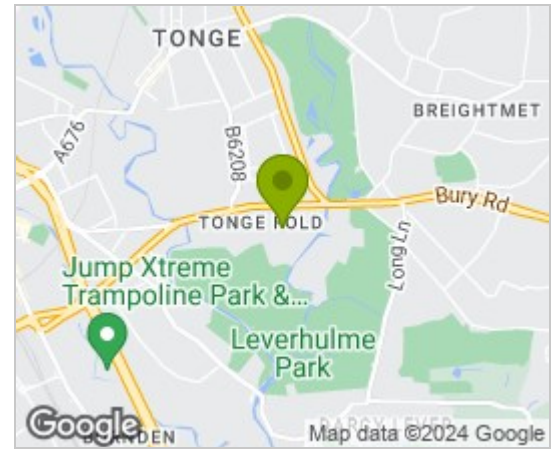
The tenure is leasehold with a ground rent of £2 per annum.

The length of the lease is 999 years from 1st May 1952, hence 927 years remain as of writing.

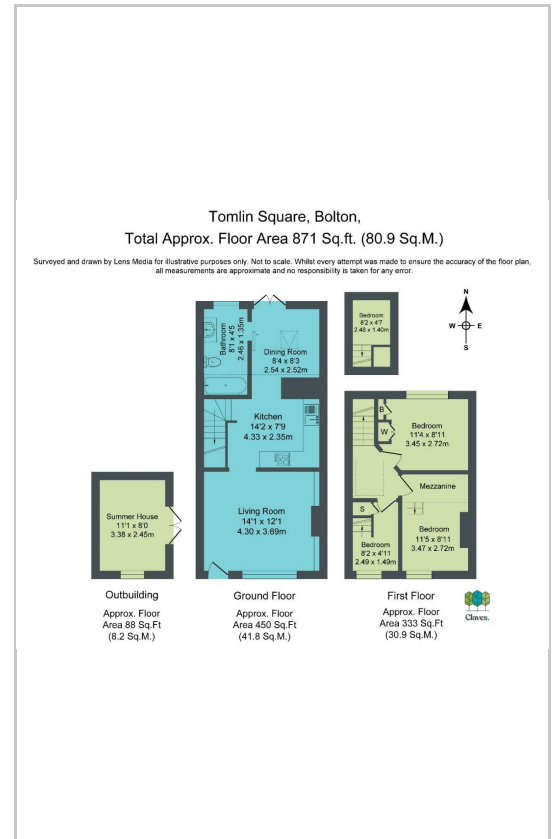
There is gas central heating with a Worcester combi boiler located in the master bedroom.

There is HIK vision CCTV and an Ajax alarm system.

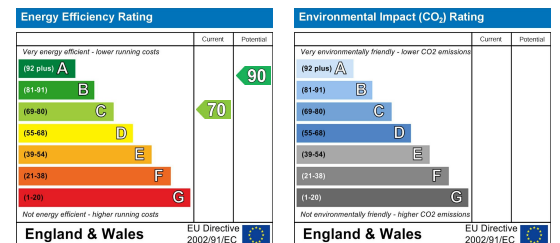
Area Map



Floor Plans



Energy Efficiency Graph



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