Claves.

# Tong Fields

Bolton, BL7 9EA

## Offers over £165,000

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Backing onto an open green space on the border of Egerton and Bromley Cross, this two-bedroom mid-terraced stone cottage offers a peaceful lifestyle with a wide variety of amenities in walking distance, from Bromley Cross train station to a good range of schools, mini supermarkets, cafes, pubs and more. A brief overview of the accommodation includes a front porch, lounge, kitchen-diner, two bedrooms, loft room, and bathroom. Externally the property features a shared courtyard to the front and a well-proportioned private rear garden with scenic views. It is a characterful home showcasing period features and timeless cottage charm. The property is offered with no upward chain and offers an exciting opportunity for modernisation, making it a great choice for investors and first-time buyers.

### A Quiet Approach
One of the most attractive aspects of this property is its peaceful setting on a quiet cul-de-sac, tucked away in a very convenient yet secluded position. Stroll through the gate leading into the front courtyard and make your way inside...

### Living Space
A front porch provides practicality and opens into the lounge where you can immediately get a sense of the cosy cottage appeal, where an electric fire sits on a traditional chimney breast and original period doors and beam overhead add to the character. Owing to its position set back behind the courtyard from the already quiet street, there is considerably more privacy than many cottages in the area.

To the rear of the ground floor is the kitchen-diner which benefits from a pleasant aspect overlooking the open green space and another beam overhead. The current kitchen features an electric oven and hob unit with extractor hood, sink with drainer and mixer tap, plus plenty of cabinetry and ample space for a small dining table. An open aspect staircase leads from the kitchen to the central landing...

### Bedrooms & Bathrooms
The master bedroom is a generous double size which spans the full width of the property at the front of the home on the first floor. The second bedroom is perfect as an office where you can work from home while enjoying the scenic views, or it could alternatively be suitable as a nursery or bedroom for a small child. From the second bedroom is a space saving staircase ascending into the converted loft room.

Overflowing with character, the loft room features vaulted ceilings, a skylight window, and floor level window which give it excellent versatility in its use. The current owners have used it as a bedroom, however, please note the room does not have a building regulations certificate to be formally classed as a bedroom. That being said, it is a generously sized double room which gives the property valuable extra floor space – whether you use it for storage or something else, there is an abundance of space you can use as you wish.

The bathroom is situated on the first floor to the rear of the home, featuring fully tiled walls and a three-piece suite including a bath with shower over, wash basin and WC.

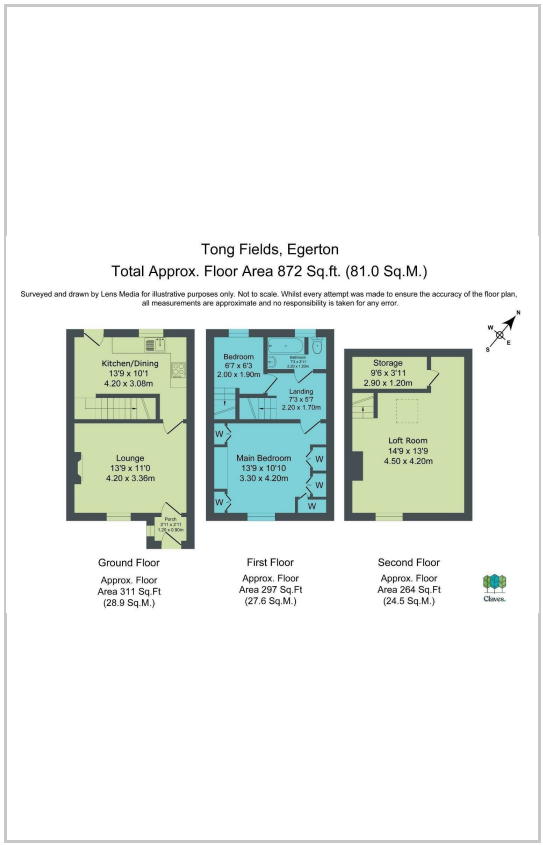
### Outside Space
As well as the courtyard-style entrance at the front, the private garden to the rear offers plenty of space for outdoor enjoyment as well as scope for keen gardeners. The rear garden is very generous in size relative to other cottages in the area, owing to its wide aspect overlooking the greenery of the neighbouring field. Its position next to this field and neighbouring woodland give it a real countryside feel, while a gate gives direct access making it highly practical for daily walks with four-legged friends. Another benefit of the rear garden is its west facing orientation, meaning it will get a lot of afternoon and evening sun during the summer months.

### A Sought-After Location
Tong Fields is just a short stroll to both central Bromley Cross and Egerton, providing an excellent selection of amenities. Bromley Cross train station is accessible 10-15 minutes on foot, or a minute or two in the car, giving access to Manchester city centre and beyond. The nearby A666 provides easy access to the national motorway network too. There's a range of good schooling, from nurseries to primary and secondary schools all within walking distance. Local leisure facilities include the Last Drop Village Health Club and Spa, and other amenities include a range of village shops and pubs.

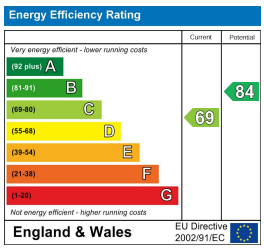
### Key Details
Tax band: B
Tenure: Leasehold
Ground rent: £10 per annum
Lease term: 990 years from 1st January 1795
Heating: Gas boiler with radiators
Boiler: Worcester, located in the kitchen
Water: On rates
Security: The house is alarmed

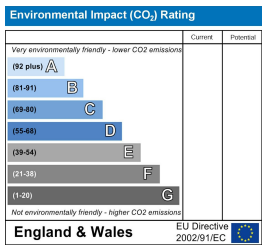
## Area Map

## Floor Plans




## Energy Efficiency Graph

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