REDMAN CASEY ESTATE AGENTS

70 Parkdale Road, Bolton, BL2 2QU

£160,000

This deceptively spacious 2-bedroom mid terrace is an ideal opportunity for families or investors alike. Located in the popular residential area of Tonge, just north-east of Bolton town centre, the property benefits from excellent transport links, schools, and local amenities. It's less than a mile from the town centre, with a main bus route nearby and just a 20-minute walk to the heart of Bolton. Internally, the property offers generous living space with a welcoming living room, large second reception room fitted kitchen, two double bedrooms, and a 3 piece family bathroom. Located opposite Tonge park with open views across the property is available with no chain and vacant possession

- 2 Large Double Bedrooms
- Facing Park
- Viewing Recommended
- Council Tax Band B
- No Chain
- 2 Reception Rooms
- EPC to be confimed

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located opposite Tonge park this spacious family property offers potential and flexible accommodation to make three bedrooms and to expand the kitchen with minimal works, currently the property comprises : Porch, hallway, lounge, sitting room and kitchen (potential to knock through into cupboard at rear to enlarge the kitchen) , to the first floor there are two large double bedrooms with potential to split into three and a spacious bathroom/ Outside there is a garden to the front and a enclosed courtyard to the rear. Sold with no onward chain and vacant possession viewing is essential to appreciate all that is on offer.

Porch
Part glazed entrance door, door to:

Hall
Radiator, stairs, door to:

Lounge 14'1" x 11'8" (4.29m x 3.56m)
UPVC double glazed box window to front with views over the park, fireplace with timber surround, radiator, two wall lights, coving to ceiling.

Sitting Room 14'7" x 15'0" (4.45m x 4.58m)
UPVC double glazed window to rear, radiator, door to:

Kitchen 9'8" x 8'1" (2.94m x 2.47m)
Base and eye level cupboards with contrasting round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, quarry tiled flooring, door.

Landing
Door to:

Bedroom 1 12'4" x 15'0" (3.76m x 4.58m)
Sealed unit double glazed window to front with views of park, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes, further fitted triple wardrobe(s), fitted matching dressing table and drawers, radiator.

Bedroom 2 14'4" x 9'10" (4.37m x 3.00m)
UPVC double glazed window to rear, built-in wardrobe(s), double radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

Outside

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Front garden, enclosed by dwarf brick wall and timber fencing to front and sides with grassed area and paved pathway leading to front entrance door.
Rear courtyard, enclosed by brick wall to rear and sides, paved hard standing, rear gated access.

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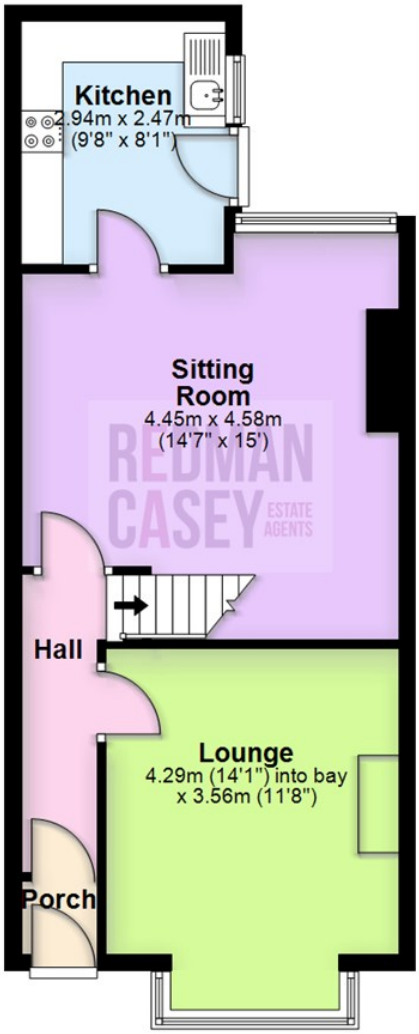
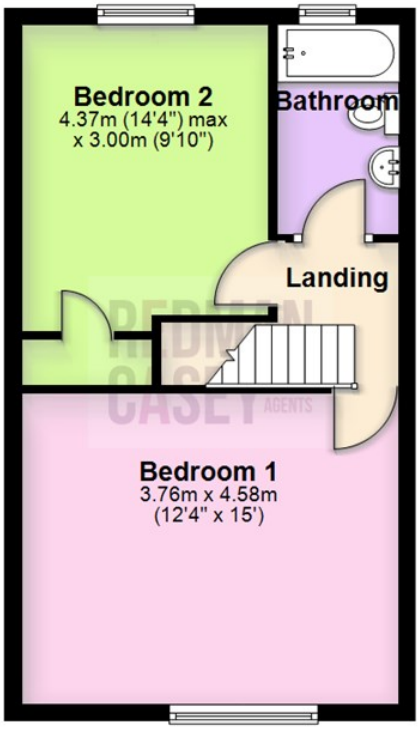
Ground Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 84.6 sq. metres (910.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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