



Jethro Street, Tonge Fold, Bolton, BL2 2PU

Offers in the Region Of £175,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 4 bedroom, modern, mid terraced home, located on Jethro Street in the Tonge Fold area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a downstairs W.C, a spacious lounge, a modern fully fitted kitchen with an integrated gas hob, electric oven and an extractor hood, an open plan dining area with a pair of french doors to the rear aspect, and a rear garden with a patio area and a grass lawn. To the upper floor, you will find a modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an integrated mixer shower over the bath, 2 double sized bedrooms and 2 single bedrooms. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. with an allocated car parking space included with the property. EPC BAND C, Leasehold property, Ground rent is 379.87 per annum. Ground rent is reviewed every 15 years, next review 2037. Please note, due to COVID 19, a face mask or a covering must be worn whilst inside the property.



ACCOMMODATION

Entrance Hallway 6' 9" x 3' 6" (2.06m x 1.06m)

The entrance hallway to the front of the property. Decorated in white, with a grey coloured carpet. Fitted with a double glazed composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Downstairs W.C 5' 9" x 3' 1" (1.76m x 0.95m)

A useful downstairs W.C, within the entrance hallway. Comes with a basin and toilet in white.

Lounge 17' 9" x 15' 0" (5.4m x 4.58m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in white, with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 11" x 15' 0" (3.32m x 4.58m)

A modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood. Space for a tall fridge freezer. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect.

Dining area 10' 11" x 15' 0" (3.32m x 4.58m)

An open plan dining area adjacent to the kitchen. Space for a large dining table and chairs. Decorated in neutral colours with a patterned grey floor. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator. (See kitchen measurements for sizes, that is for the kitchen and dining area together)

Rear Garden

A good sized rear garden with a patio area and a grass lawn.

Family Bathroom 8' 3" x 5' 5" (2.52m x 1.64m)

A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Decorated in white, with a grey multi patterned floor. Warmed by a gas central heated radiator.

Master bedroom 12' 10" x 8' 6" (3.9m x 2.59m)

A double sized bedroom to the front of the property, decorated in white, with a grey coloured carpet. Fitted with a double glazed window to the front of the property. Warmed by a gas central heated radiator.

Bedroom 2 10' 0" x 8' 6" (3.04m x 2.6m)

A double sized bedroom to the rear of the property. Decorated in white, with a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 7" x 6' 3" (2.3m x 1.9m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 4 10' 2" x 6' 3" (3.1m x 1.9m)

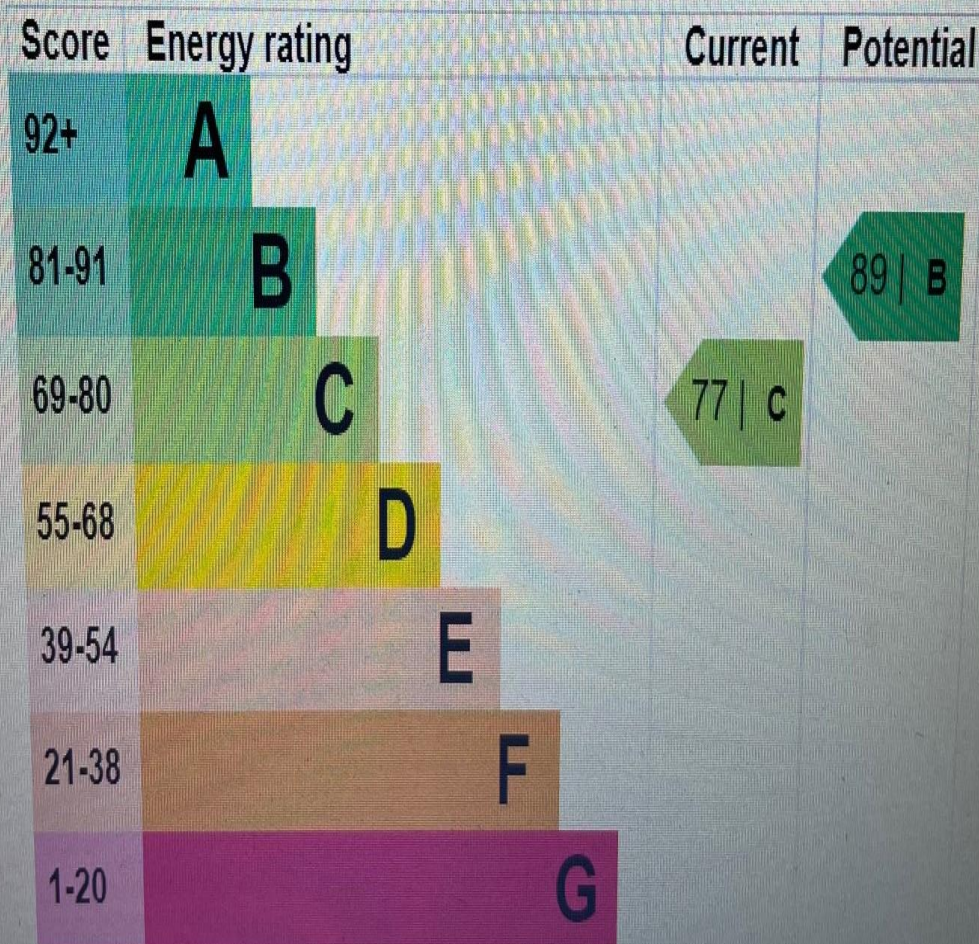
A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

