



**MISTORIA**  
ESTATE AGENTS



# 118 Tonge Moor Road Bolton

**£650 PCM**

Nestled on Tonge Moor Road in Bolton, this modern ground floor flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. Spanning an area of 549 square feet, the flat features a well-proportioned reception room that provides a welcoming atmosphere for relaxation and entertaining.

The property comprises one spacious bedroom, ideal for restful nights, and a contemporary bathroom that meets all your daily needs. The flat's modern design ensures a fresh and inviting environment, making it a wonderful place to call home.

One of the standout features of this property is its prime location. Situated close to a variety of amenities, residents will find everything they need within easy reach, from shops to cafes. Additionally, the excellent transport links in the area make commuting a breeze, allowing for quick access to Bolton and beyond.

Given its appealing attributes and desirable location, we highly recommend scheduling a viewing to fully appreciate what this flat has to offer. This is an opportunity not to be missed for those looking to enjoy a comfortable lifestyle in a vibrant community.

- 1 bedroom
- Ground floor
- Modern kitchen and bathroom
- Freshly decorated
- Popular and convenient location

#### Full Description

Attractive ground floor flat conveniently situated on Tonge Moor Road. The property is offered in modern and newly decorated condition and demand will be high.

Briefly comprising; Lounge and Kitchen/Diner, Bedroom and Bathroom. Shared yard to the rear. Street parking to the side.

With a variety of shops and local amenities the property also has good road links and easy access to the Town Centre therefore early viewing is recommended.

#### Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
 108-110 Deansgate  
 Bolton  
 BL1 1BD

01204 800766  
 info@mistoria.co.uk  
 mistoria.co.uk

