

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Independent Estate Agents  
**Cardwells** Est. 1982

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**LOCK VIEW, STONECLOUGH M26 1QH**



- 2 Bed apartment
- Lounge kitchen area
- Bathroom & en suite
- Electric heating
- uPVC double glazed
- Allocated parking
- Excellent transport links
- Viewing recommended



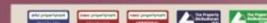
**£125,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are delighted to offer to the market this very well presented two bedroom apartment on Lock View in Stoneclough. This ever popular development is situated close to excellent transport links including Kearsley railway station and the M60 motorway network and is also well served with excellent amenities and local nurseries. Briefly comprising: Communal entrance with stairs leading to all floors, timber entrance door, reception hallway housing the heating system, open plan lounge dining kitchen, two double bedrooms with an ensuite to the master and three piece family bathroom suite. To the outside is an allocated parking and communal gardens. Warmed by electric heating and UPVC double glazed throughout, viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online @ [cardwells.co.uk](http://cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light point, storage cupboard, wall mounted electric heater.

**Kitchen/living area:** 19' 1" x 11' 4" (5.82m x 3.45m) Ceiling light point, dual aspect double glazed windows, wall mounted electric heaters, fitted wall and base units with extract fan, integrated electric hob, electric oven, fridge freezer, one and a half bowl stainless steel sink with mixer tap and drainer.

**Bedroom 1:** 12' 9" x 9' 3" (3.88m x 2.82m) Ceiling light point, double glazed window, wall mounted electric heater.

**Bedroom 2:** 11' 4" x 9' 2" (3.45m x 2.79m) Ceiling light point, double glazed window, wall mounted electric heater, loft access.

**Bathroom:** Ceiling light point, four piece suite incorporating a WC, pedestal sink, panel bath mixer tap, walking shower cubicle, tiled splashback to the walls, wall mounted vertical towel radiator.

**Outside:** There are communal gardens and one allocated parking space.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold, There are 229 years remaining on the lease with a ground rent of £125pa for the 1st 25 years of the term (up to 2030) then doubles every 25 years thereafter. The service charges are believed to be around £1,300pa but the solicitors will confirm.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a low flood risk area,

**Conservation area:** Cardwells estate agents Bolton research indicates the property is in Ringley Fold conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

