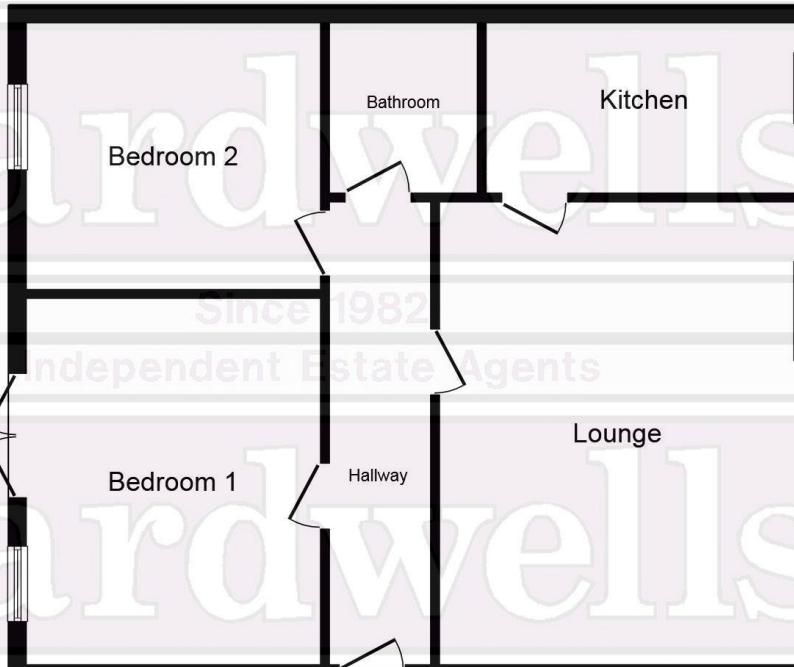


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Total floor area 70.9 sq.m. (763 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Cardwells

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**WATERSIDE GARDENS, BOLTON, BL1 8WB**



- 2 Bed Top Floor Furnished Apartment
- Hall/Open Plan Lounge Dining Kitchen
- 2 Good Bedrooms/Family Bathroom
- NO UPWARD CHAIN!
- Fantastic Location
- Communal Areas/Allocated Parking
- Ideal FTB/BTL
- Viewings 7 Days A Week



**£94,950**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**LETTINGS & MANAGEMENT BURY**

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

T: 01204 381 281

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

Very well presented 2 bed top floor part furnished apartment available now with NO UPWARD CHAIN! Situated in the sought after valley area and as such being ideally positioned for the areas highly regarded leisure and restaurants, amenities and excellent transport links. Briefly comprising: Timber entrance door, hall, open plan lounge dining kitchen, 2 good bedrooms and a 3 piece bathroom suite. Outside offers well kept communal areas and allocated parking. Warmed by electric heating and uPVC double glazed, a personal inspection is highly recommended to appreciate all on offer. Viewings are available 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door

**Hallway:** 14' 2" x 8' 8" (4.31m x 2.64m) Carpet, wall mounted heater, cupboard housing the heating system.

members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



**Lounge:** 14' 3" x 14' 0" (4.34m x 4.26m) Open plan design with the kitchen, carpet, double uPVC doors with Juliet balcony, wall mounted heater.



**Kitchen:** 8' 0" x 14' 0" (2.44m x 4.26m) Professionally fitted kitchen comprising; stainless steel sink with mixer tap over, base and wall units, worktops, oven, hob and extractor. Integrated dishwasher and washer dryer, freestanding fridge freezer, cushion flooring, uPVC double glazed window.



**Bedroom 1:** 14' 5" x 11' 7" (4.39m x 3.53m) Carpet, double uPVC doors to Juliet balcony, wall mounted heater, uPVC double glazed window.



**Bedroom 2:** 10' 6" x 11' 8" (3.20m x 3.55m) Carpet, uPVC double glazed window, wall mounted heater.



**Bathroom:** 6' 4" x 5' 10" (1.93m x 1.78m) W.C, wash basin on a vanity unit, P shaped bath with shower and fitted screen, wall mounted heated towel rail.



**Outside:** Well maintained communal areas, allocated parking.

**Price:** £94,950

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk) 7 days a week.

**Thinking of selling:** The property market has really changed and the best place to start will likely be with an accurate valuation of your property so you know what it is really worth now. For a relaxed, professional valuation, free of charge and with no obligation, call Cardwells Estate Agents Bolton on 01204381281 or visit: <https://www.cardwells.co.uk/get-your-free-valuation/> or <https://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



**Please note: all viewings are by appointment only through our BOLTON Office**