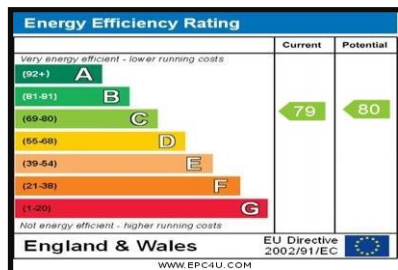




Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



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**LINWOOD HOUSE, SEYMOUR ROAD
ASTLEY BRIDGE, BL1 8JW**



- No onward chain
- First floor apartment
- Two double bedrooms
- En-suite and family bathroom
- Secure entry system
- Serviced by a lift
- Communal gardens
- Close to local amenities



Offers in the Region Of £100,000

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Offered for sale with NO ONWARD CHAIN is this well presented first floor apartment located just off Seymour Road in Astley Bridge. The property is located close to many local amenities including Asda, commuter routes also being in close proximity. The property is access via a secure entry door to a communal entrance and is serviced by a lift. Internally the accommodation is very well proportioned and comprises an entrance hallway, open plan kitchen/living room, two double bedrooms with the master having an en-suite and a good sized three piece family bathroom. Externally there are well kept and communal gardens surrounding the building with resident parking readily available. For more information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Downlights, radiator.

Open plan kitchen/living room: 21' 0" x 10' 8" (6.41m x 3.25m) Downlights, dual aspect double glazed windows to the front and side, radiator, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, undercounter fridge and freezer and washing machine are included in the sale, stainless steel sink with mixer tap and drainer, tiled splashback to the walls and a good sized living/dining area.

Bedroom 1: 15' 0" x 9' 9" (4.56m x 2.98m) Ceiling light point, double glazed window to the side, radiator, door leading to the en-suite.

En-suite: 6' 3" x 5' 9" (1.91m x 1.75m) Downlights, extractor fan, wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled floor with splashback to the walls.

Bedroom 2: 10' 11" x 8' 4" (3.33m x 2.55m) Ceiling light point, radiator, double glazed window to the side.

Bathroom: 7' 8" x 5' 9" (2.34m x 1.75m) Downlights, wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin, panelled bath with mixer tap and shower, tiled splashback to the walls.

Externally: There are well kept and communal gardens surrounding the building with resident parking readily available.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 250 years (less 1 day) from 27 June 2007

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 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 or visiting: 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

