



- Refurbished two bed apartment
- Secure first floor position
- Vacant, no further upward chain
- Beautiful kitchen & bathroom
- uPVC DG, alarm, elec heating
- 2 dble beds, master, dressing area
- Allocated car parking, comm gdns
- Neutral decorations, new carpets



£95,000

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates

A comprehensively refurbished and updated first floor apartment offered to the market ready to move straight into with a new kitchen, new bathroom, quality carpets, neutral decorations etc. This has the potential to make a wonderful first home or perhaps even an ideal buy to let opportunity. Situated in a consistently popular residential area the local countryside is nearby, as are popular restaurants, shops, schools, sports clubs, and easy transport links to: Bolton, Bury and Ainsworth. The property is situated in a secure first floor position with accommodation briefly comprises: reception hallway, utility store cupboard, lounge, quality professionally fitted kitchen/diner, master bedroom with opens into a dressing area, double second bedroom, beautiful white three piece bathroom suite. While externally there is an allocated car parking space and the property enjoys use of the communal gardens. This is a fabulous opportunity to purchase a recently renovated property that is being sold with early vacant possession and no further upward chain, therefore it is hoped a prompt completion can be arranged once the sale is agreed. In the first instance there is a viewing video available to watch and personal inspections can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing; bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 18' 6" x 3' 4" (5.631m x 1.015m) Quality carpet, neutral decorations, alarm control panel, superb internal doors all with matching handles, electric heater, door off to store which contains the washing machine which is included in the sale.

Living room: 15' 9" x 10' 10" (4.80m x 3.30m) uPVC windows to the rear of the building which enjoy the pleasant far-reaching views, feature wallpaper to one wall, new, quality carpet, electric heater.

Kitchen diner: 14' 1" x 10' 1" (4.30m x 3.080m) Measured at maximum points. A superb contemporary style professionally fitted kitchen with an excellent range of matching: drawers and base cabinets with contrasting handles, built under oven/grill with electric hob and extractor above, stainless steel single bowl sink, matching wall shelves to the stylish varnished work surfaces, to uPVC windows, extractor fan, electric heater, ample dining space, neutral decorations.

Master bedroom: 18' 4" x 9' 10" (5.60m x 3.00m) Measured at maximum points into the dressing area. The master bedroom area opens directly into a dressing room area with uPVC windows to the rear of the building enjoying the far-reaching aspect, quality carpet, neutral decorations, electric heater.

Bedroom 2: 14' 1" x 9' 6" (4.30m x 2.90m) uPVC window to the rear of the building, electric heater, quality new carpet, neutral decorations.

Bathroom: 7' 6" x 5' 8" (2.297m x 1.730m) A beautiful modern three-piece white bathroom suite comprising: bath with electric shower over and fitted glass shower screen, dual flush WC and wash hand basin with built-in the vanity storage space , fitted mirror with lighting, extractor fan, uPVC window, complimentary ceramic wall tiling.

Gardens: We understand that the property enjoys use of the communal garden areas which are predominantly laid to lawn and are maintained as part of the management company duties.

Car parking: We understand that there is one allocated car parking space in the car park .

Management fees: We are awaiting confirmation of exactly what the management fees are per month and will update the listing when we are advised. We understand the management fees to include: buildings insurance, gardening, car park maintenance, cleaning and lighting of communal areas etc

Tenure: We understand that the property is leasehold.

Onward chain: The property is sold with early vacant possession and no further upward chain, therefore it is hoped that a prompt completion can be arranged once a sale has been agreed.

Viewings: In the first instance there is a viewing video available to watch and personal inspections can be arranged by calling Cardwells estate agents Bolton on (01204) 381281, email link: bolton@cardwells.co.uk visiting: www.cardwells.co.uk.

Thinking of selling: If you are considering selling your property or renting a property, perhaps we can be of assistance by providing a free, no obligation valuation, please call Cardwells estate agents Bolton on (01204) 381281, email bolton@cardwells.co.uk visit: www.cardwells.co.uk to make an appointment.

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).

