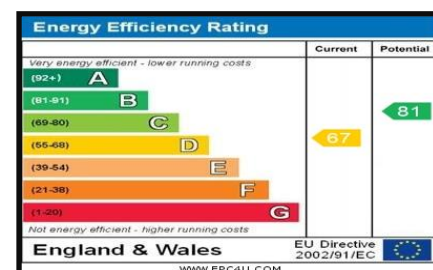


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Independent Estate Agents Est. 1982
Cardwells





- For sale with no upward chain
- Modern gated development
- Situated on 2nd floor
- Ideal 1st time purchase
- 2 bedrooms, open plan living area
- Allocated parking space
- Good local amenities
- Close to motorway & train station



£125,000

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

 John Parnham  David Parnham  David Parnham  The Property Exchange  The Property Exchange

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



For sale with 'no upward chain involved', this modern two bedroom second floor apartment is situated in a very popular location in a gated development. The area is well served with local shops and transport links, Kearsley train station and the motorway network are within an easy reach. The property would be an ideal first time purchase or perhaps as a buy to let investment. The accommodation briefly comprises, entrance hall, plant lounge dining kitchen, two bedrooms and a 'Jack 'n' Jill' style bathroom. Outside there are communal garden areas and a car park with an allocated parking space. The property also benefits from electric heating and UPVC double glazing. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Front door leading to entrance hall with built in airing cupboard.

Open Plan living room kitchen: 19' 1" x 15' 3" (5.81m x 4.64m) 2 UPVC double glazed windows to the rear aspect, range of fitted wall and base units with complementary work surfaces, sink unit, built in oven and hob, extractor hood above, space for a fridge, space for a washing machine, 2 wall mounted electric heaters.

Bedroom One: 13' 10" x 11' 10" (4.21m x 3.60m) UPVC double glazed window to the front aspect, wall mounted electric heater.

Bedroom Two: 9' 0" x 8' 0" (2.74m x 2.44m) UPVC double glazed window to the front aspect, wall mounted electric heater.

Bathroom: 9' 5" x 6' 5" (2.87m x 1.95m) 'Jack 'n' Jill style' bathroom, UPVC double glazed window to the side aspect, matching white suite, comprising enclosed bath, shower cubicle, wash hand basin, part tiling to the walls, heated towel rail.

Outside: There are communal garden areas and a car park with an allocated parking space

Charges: The ground rent is £120 per year. The service charge is £110 per month - £1320

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold -250 years from 1 January 2005

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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: Thinking of selling or letting: 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

