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HIGH GABLES, 2 LINCOLN ROAD, HEATON , BL1 4EP



- 2 BEDROOM 1ST FLOOR APARTMENT
- HISTORIC MANSION CONVERSION
- BEAUTIFUL COMMUNAL GARDENS
- SUPERB ORIGINAL FEATURES
- OPEN PLAN BAYED LOUNGE DINER
- FITTED KITCHEN, WHITE BATHROOM
- ELEC GATED CAR PARKING
- VIEWING HIGHLY RECOMMENDED



£125,000

BOLTON

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T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk  
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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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



A first floor two bedroom apartment situated in this historic mansion conversion set in beautiful gardens and behind wrought iron electric vehicle gates. The property exudes period character and charm with many original features throughout the building. Set in the heart of Heaton the apartment is ideally placed for the areas superb local amenities which include: popular schools (including Bolton School), shops, transport links, sports clubs, and recreational facilities, whilst Bolton Town Centre is within easy reach. The accommodation is approached via the grand entrance hallway with a beautiful staircase on the first floor, with a private entrance hall, internal hallway with built in storage space off, a superb bay windowed open plan living / dining room which opens into the fitted kitchen area, two bedrooms and a white bathroom suite. There is parking beyond the electric wrought iron gates and the communal gardens are private and particularly well maintained. A personal inspection is highly recommended by an advance appointment with Cardwells Estate Agents Bolton on 01204 381281 or via [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

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

**Entrance Hallway** 11' 2" x 10' 3" (3.40m x 3.12m) At maximum points with a ceiling height of 13.5, radiator.

**Inner Hallway** 8' 4" x 4' 8" (2.54m x 1.42m) Ceiling height of 9'4", exposed wooden flooring, entrance telephone system, useful storage area off.

**Bathroom** 11' 4" x 4' 8" (3.45m x 1.42m) A white 3 piece bathroom suite comprising; pedestal wash basin, w/c and bath with fitted shower screen, exposed wood flooring, radiator, ceramic wall tiling, extractor fan.

**Open Plan Kitchen/Diner/Lounge** 25' 7" x 18' 1" (7.79m x 5.51m) At maximum points into the bay window. 10'10" ceiling height, exposed wooden flooring, two radiators, 3 sash windows, plenty of sitting/dining space, the kitchen has a range of matching drawers, base cabinets, stainless steel single bowl sink and drainer with mixer tap over, 5 ring gas hob, oven/grill, plumbed for automatic washing machine.

**Bedroom One** 13' 8" x 9' 11" (4.16m x 3.02m) Single glazed window, 10'8" ceiling height, radiator.

**Bedroom Two** 13' 10" x 6' 9" (4.21m x 2.06m) Single glazed window, wall mounted combination boiler, radiator, exposed wooden floor boards.

**Gardens** The property enjoys the use of the beautiful communal gardens which has a lawn area, patio areas and mature trees.

**Car Parking** We understand that there is an allocated parking space. The car park is set behind wrought iron electric gates so is very secure.

**Management Fees** we understand the Management Fee is approximately £160 pm. We also advise that no pets are allowed in the building except guide dogs.

**Price** £125,000

**Viewings:** All viewings can be arranged in advance through Cardwells Estate Agents, Bolton, 01204381281 or via [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

Are you thinking of Move? 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

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

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).

