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## CHESTNUT LODGE, ROE GREEN, M28 2SA



- 1st floor (top) quality apartment
- Lovely setting overlooks the green
- Gas C.H, uPVC D.G, exc presentation
- Carpet/decorated communal hall
- Hall, cloaks w.c, lounge/diner
- 2 double bedrooms, both ftd wardrobes
- Oak ftd kitchen, modern shower room
- Gge, beautiful communal gdns, no chain



**£209,950**

**BOLTON**

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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.

Superb 1st floor (top) apartment in prestigious setting directly overlooking Roe Green and enjoys open leafy views. The property has gas central heating and uPVC double glazed windows and is presented to a very high standard. Communal hallways are decorated, carpeted and well lit and regularly cleaned. Comprises; entrance hall with cloaks w.c off, oak fitted kitchen, oven/hob, spacious lounge/diner with bay window overlooking The Green, inner hall, 2 double bedrooms and a modern shower room. Brick garage and communal parking. Enjoys beautiful garden areas that are maintained by the management company for the enjoyment of all residents. Offered for sale at a competitive price by our motivated vendor, the property offers excellent value and is available with no upward chain.

Please watch the video viewing and then call Cardwells Estate Agents 0161 794 3434, mail@cardwells.co.uk, www.cardwells.co.uk 7 days a week. If you have a property to sell, we offer a free valuation with absolutely no pressure or hassle and hope to be of service to you if we can help. Important information: Management fee is £108.33 pcm and includes building insurance, cleaning/lighting of communal areas hallways etc, garden and roadway maintenance. Available with no upward chain.

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Communal entrance:** Private postal boxes, entry phone system, hallways are carpeted and decorated.

**Hallway:** 8' 9" x 3' 8" (2.67m x 1.12m) Hardwood entrance door to the apartment opens to a hallway.

**Cloaks w.c:** 5' 10" x 4' 11" (1.79m x 1.50m) White w.c and wash basin vanity unit, top storage cupboards, built in utility/store cupboard with gas central heating boiler.

**Kitchen:** 7' 10" x 11' 7" (2.4m x 3.54m) Fitted with a range of oak fronted cabinets to floor and walls and ample work top space. One and half bowl stainless steel sink with mixer tap and waste disposal unit, automatic washing machine, dishwasher, fridge freezer, oven, grill and ceramic hob, uPVC double glazed window.

**Lounge diner:** 11' 9" x 26' 8" (3.59m x 8.14m) into the square bay uPVC double glazed window which enjoys a beautiful leafy view over Roe Green. A very spacious room with ample room for a large dining table/chairs and lounge area with a white marble feature fireplace, 2 radiators.

**Inner hall:** 4' 10" x 5' 7" (1.47m x 1.69m) Loft access.

**Bedroom 1:** 12' 10" x 9' 11" (3.92m x 3.02m) Professionally fitted furniture, 2 double and 2 single wardrobes, top bridging cupboards, drawers and bedside cabinets, uPVC double glazed window, radiator.

**Bedroom 2:** 12' 11" x 8' 1" (3.94m x 2.47m) Professionally fitted furniture, 2 double and 1 single wardrobes, uPVC double glazed window, radiator.

**Shower room:** 7' 9" x 4' 10" (2.35m x 1.47m) Modern fully tiled shower room, w.c, wash basin and oversize shower cubicle with glass doors and T bar mixer shower, heated towel rail, uPVC double glazed window.

**Garage:** 1st block on the left, 2nd garage in, ample communal parking areas.

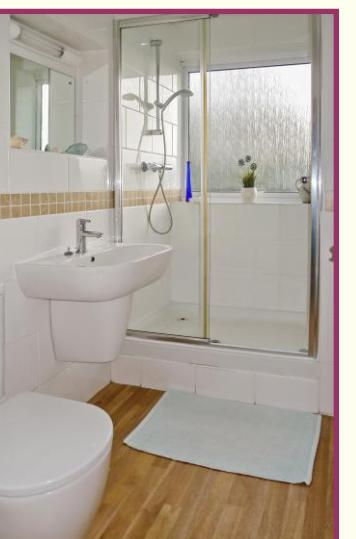
**Gardens:** The private estate enjoys large mature garden areas for residents pleasure with lawns and stocked borders reaching down to a lovely pond with footbridge over and seating areas. The gardens are maintained to a superb standard to be enjoyed all year around.

**Price:** £209,950

**Viewings:** Please view viewing video initially and then please call Cardwells Estate Agents 0161 794 3434, mail@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

**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).



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