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BIRCHGROVE CLOSE, BOLTON, BL3 4LR



- Two bedroom apartment
- top (2nd) floor position
- Ideal first home or buy to let
- Vacant possession, no upward chain
- Contemporary style decor throughout
- Gas central heating, UPVC double glazing
- Cul de sac, ideal for motorway access
- Building of only six apartments



O/O £99,995

BOLTON

11 Institute St, Bolton, BL1 1PZ

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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 two bedroom top floor (second floor) apartment situated in a small block of only six apartments and being one of only two situated on the upper level. Within a cul-de-sac location there is little passing traffic however the motorway network is just a short drive away via the M61, there is beautiful local countryside nearby, popular shops and easy access to sporting and recreational facilities and clubs. Offered for sale with early vacant possession and no further upward chain, we feel that this property is sure to be of interest to both first-time buyers and landlords alike. The accommodation briefly comprises reception hallway with two built-in storage areas, a bay window spacious lounge/diner, modern fitted kitchen, two good bedrooms and a white three-piece bathroom suite. There are communal gardens which the new owners will be welcome to use and parking facilities. The property is warmed via gas central heating (there is a gas safety certificate in place until Summer 2022) and there is double glazing throughout. A walkthrough viewing video is available, and a personal look around 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:

HALLWAY: 12' 1" x 9' 11" (3.68m x 3.02m) x 8' A 'Z' shape, wood laminate flooring, uPVC double glazed window, radiator, cloaks and storage cupboards off.

LOUNGE/DINER: 17' 3" x 11' 6" (5.26m x 3.51m) uPVC double glazed window, two radiators, spot lighting, wood laminate flooring.

KITCHEN: 10' 1" x 6' 2" (3.07m x 1.88m) Professionally fitted modern kitchen with a range of matching drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, built under oven and grill with four ring gas hob and extractor over, space for white goods, uPVC double glazed window, ceramic wall tiling, radiator, ceiling spot lights.

BEDROOM 1: 13' 3" x 8' 10" (4.04m x 2.69m) uPVC double glazed window, radiator.

BEDROOM 2: 9' 5" x 8' 1" (2.87m x 2.46m) uPVC double glazed window, radiator.

BATHROOM: 5' 11" x 6' 2" (1.8m x 1.88m) Modern white three piece bathroom suite comprising pedestal wash basin, w.c. and bath with shower over and fitted glass shower screen, ceramic wall tiling, uPVC double glazed window.

PARKING: One car park space.

GARDENS: Use of communal gardens.

PRICE: Offers over £99,995

TENURE: The property is leasehold, service charge is £320 quarterly and ground rent is £80 per annum.

VIEWINGS: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 38181, bolton@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,

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

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).

