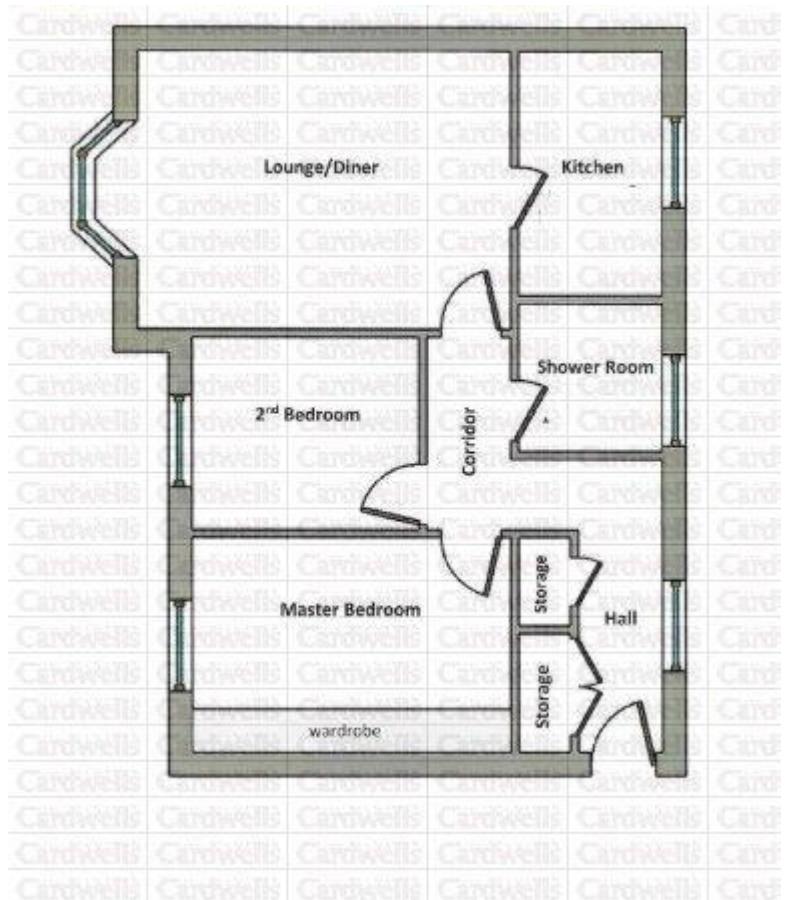


**BIRCHGROVE CLOSE, OVER HULTON, BL3 4LR**



- Beautiful ground floor apartment
- Secure entry system
- Cul-de-sac location
- Good size lounge
- Two bedrooms
- Kitchen and shower room
- Allocated and visitors parking
- Close to many amenities



**£129,950**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Beautifully presented ground floor apartment located within a quiet estate just off Hulton Lane. They say location is key and there's no exception here. Within a short distance there are many local amenities, schools, places of worship and also the M61 motorway network which is a short drive away. Internally the property has recently been redecorated and re-carpeted and is beautifully presented. There is accessed via a secure entrance with intercom and the accommodation comprises an entrance hallway, two good sized bedrooms, lounge/diner, kitchen and a bathroom. Externally there are communal gardens with one allocated parking space and visitor spaces which are found at the front of the building. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance Hallway:** Ceiling light point, radiator, double glazed window to the rear, storage cupboards.

**Lounge/diner:** 15' 7" x 11' 7" (4.75m x 3.54m) Radiator, double glazed bay window to the front, electric fire and feature surround, ceiling light point.

**Kitchen:** 10' 2" x 6' 0" (3.09m x 1.82m) Ceiling light point, double glazed window to the rear, radiator, range of fitted wall and base units with integrated extractor fan, gas hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and fridge/freezer, tiled splashback to the walls.

**Bedroom One:** 13' 2" x 8' 10" (4.02m x 2.68m) Double glazed window to the front, radiator, fitted wardrobes, ceiling light point.

**Bedroom Two:** 9' 5" x 7' 11" (2.86m x 2.42m) Ceiling light point, double glazed window to the front, radiator.

**Shower Room:** 6' 0" x 5' 11" (1.83m x 1.81m) Ceiling light point, extractor fan double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, vanity unit with inset sink, wall in shower cubicle, tiled splashback to the walls.

**Externally:** The property comes with communal gardens, one allocated parking space and visitor spaces which are found at the front of the building.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 January 2001, ground rent £70 per annum.

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

**Service Charge:** £470 per quarter total - £1,880

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** If you are thinking of selling or 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

