

**BLACKSHAW HOUSE THORNBANK NORTH, DEANE, BL3 5NU**



- Two good sized bedrooms
- 9th floor apartment
- Recently fitted kitchen and bathroom
- Spacious rooms
- Secure entry system and lift served
- Close to Bolton town centre
- Ideal first time buy or investment
- Double glazing and electric heating



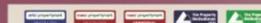
**£80,000**

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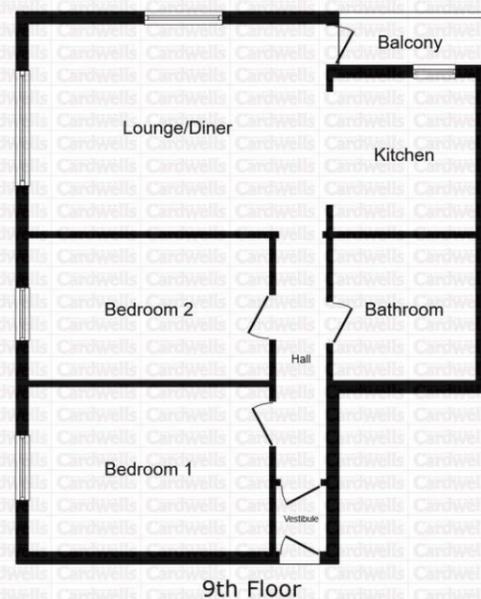
Incorporating: Wright Dickson & Catlow, WDC Estates



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



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](http://www.Propertybox.io)

Stunning apartment located on the 9th floor with far reaching views to the rear. This wonderful apartment has a secure entry system, is served by a lift and is offered for sale with NO ONWARD CHAIN. Internally the property is well presented throughout and has two good sized bedrooms, modern fitted shower room, recently fitted kitchen and a large lounge/diner which gives access to a balcony. The property would suit first time buyers or buy to let landlords and is located within easy reach of Bolton town centre, many local amenities and transport routes. The property further benefits from UPVC double glazing and electric heating. Viewings are strongly recommended to appreciate the style and standard of the accommodation on offer. 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:**

**Vestibule:** Ceiling light point, vinyl flooring, door to hallway.

**Hallway:** Ceiling light point, vinyl flooring, alarm point, intercom.

**Lounge/diner:** 16' 11" x 11' 8" (5.16m x 3.56m) Ceiling light point, dual aspect double glazed windows to the rear and the side, vinyl flooring, door leading to the balcony, open into the kitchen.

**Kitchen:** 8' 11" x 8' 3" (2.71m x 2.52m) Ceiling light point, double glazed window to the side, vinyl flooring, range of fitted wall and base units with integrated extractor fan, induction hob, electric oven, washer/dryer, one and a half bowl sink with mixer tap and drainer, breakfast bar, space for a fridge/freezer.

**Bedroom One:** 13' 11" x 9' 6" (4.25m x 2.90m) Ceiling light point, wall mounted electric heater, double glazed window to the rear with far reaching views.

**Bedroom Two:** 13' 11" x 8' 3" (4.24m x 2.51m) Ceiling light point, wall mounted electric heater, double glazed window to the rear with far reaching views

**Bathroom:** 8' 4" x 7' 6" (2.53m x 2.28m) Ceiling light point, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, vinyl flooring.

**Tenure:** Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 8 July 2019

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

**Service Charge:** The service charge for the year is £906.97. The ground rent is £10 per year.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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)

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