

**FLETCHER COURT, STONECLOUGH, M26 1PZ**



- Lovely 2 bedroom ground floor apartment
- Communal entrance/very well maintained
- Reception hallway/open plan lounge diner
- Prof fitted kitchen with high gloss units
- Two double bedrooms/en suite to master
- Electric heating/fully uPVC double glazed
- Secure sought after development
- Allocated parking space for one car



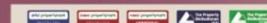
**£149,950**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA - 566 sq.ft. (52.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the description contained herein, measurements of space, surfaces, cover and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
Made with Floorplan 10.002

Cardwells Estate Agents Bolton are pleased to offer to the market this lovely ground floor two bed apartment on the highly desirable Fletcher Court development in Stoneclough. Ideally situated for the commuter with Kearsley railway station within walking distance or perhaps the ideal retirement property for those looking for peace and quiet in a secure environment. Warmed by electric heating, fully uPVC double glazed and briefly comprising: Communal entrance, timber door to the apartment itself, reception hallway, open plan lounge dining kitchen with double doors giving access to a small front garden which is the perfect sun trap for the summer months, 2 double bedrooms with an en suite to the master and a 3 piece family bathroom suite. The property comes with one allocated parking space and a personal inspection comes with our highest recommendations. This can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281, visiting [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

Communal entrance door, timber door giving access to the apartment.

**Reception hallway:** 10' 2" x 14' 5" (3.10m x 4.39m) Double storage area housing the pressurised water tank, plumbing for a washing machine, wall mounted electric heater.

**Lounge dining kitchen:** 13' 2" x 19' 0" (4.01m x 5.79m) Open plan design, professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, oven, four ring hob with extractor above, integrated fridge freezer, contrasting worktops, complementary tiled splash backs, double uPVC doors giving access to the garden, two uPVC double glazed windows, wall mounted electric heater.

**Bedroom 1:** 9' 4" x 14' 8" (2.84m x 4.47m) uPVC double glazed window, wall mounted electric heater.

**En suite:** 5' 7" x 7' 4" (1.70m x 2.23m) Three piece suite comprising Wc, pedestal wash basin, corner shower cubicle with T bar mixer shower, wall tiling to the majority, frosted uPVC double glazed window, wall mounted electric heater.

**Bedroom 2:** 10' 7" x 8' 8" (3.22m x 2.64m) uPVC double glazed window, wall mounted electric heater.

**Bathroom:** 6' 8" x 5' 8" (2.03m x 1.73m) Three piece suite comprising Wc, pedestal wash basin, bath with mixer shower attachment and fitted glass screen, wall tiling to the majority.

**Outside:** To the outside is one allocated parking space and a pleasant outdoor area accessed via the lounge dining kitchen.

**Plot size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 60m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 250 years from January 2005.

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,860.00 per annum.

**Flood risk information:** 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 in the conservation area of Ringley.

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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