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**WATERSIDE GARDENS, BOLTON, BL1 8WB**



- Two Bedroom Apartment
- Ideal First Home, no upward chain
- Elegant first floor position
- Close to gym, restaurants etc
- Two Juliette balconies
- Quality kitchen and bathroom
- Two double bedrooms
- Gated Development



**£87,950**

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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.

An Ideal first home, enjoying a secure and elegant first floor position on this gated development of other high quality apartments. This property enjoys a superb position, enjoying a lovely aspect over the river and the lawned gardens so has a countryside feel throughout, yet is only a short walk away from Nuffield Health Club, restaurants, and easy access to excellent amenities and lifestyle opportunities. Only a short drive from the St. Peter's Way which serves the motorway network, the town centre and railway station are all within easy reach. In our opinion the property is basically ready to move into and is well presented throughout and offered with some furnishings to make moving in even easier. It may be of interest to some that similar properties on this development rent at £550-£595pcm, so there could be an excellent opportunity to enjoy a strong return on investment from a landlord's point of view. The accommodation on offer is very well presented throughout and enjoys not just one, but two Juliette Balconies, briefly comprising; reception hallway, fabulous open plan fitted kitchen / lounge / dining room, two double bedrooms and a white three piece bathroom suite. There is allocated parking and the owners of the property will be able to enjoy the use of the communal gardens. Importantly the property is sold with no further upward chain, so it is hoped that once a sale is agreed, a quick completion can be arranged. All viewings are initially via the VIRTUAL VIEWING VIDEO and then by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk or via www.cardwells.co.uk

### **Directions**

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

**Hallway** Intercom and door release. Airing cupboard.

### **Open Plan Lounge, Dining & Kitchen**

**Lounge/Dining Area** Double glazed French doors leading to Juliet balcony. Electric heater. Recessed spotlights.

**Kitchen Area** double glazed window. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Inset circular sink and drainer. Electric hob, oven and extractor. Space for fridge freezer. Integrated dishwasher.

**Bedroom 1** Double glazed window and French doors opening onto Juliet balcony. Recessed spotlights.

**Bedroom 2** Double glazed window. Electric heater. Recessed spotlights.

**Bathroom** Three-piece suite comprising shower bath with shower and screen over. Vanity sink with mirror and glass shelving above. WC. Chrome heated electric towel rail.

**Externally** The property has allocated parking close by and enjoys views over the communal grounds and stream beside.

**Price** £87,950 to include furniture

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bolton on 01204 381281 or via email; bolton@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. Brochure 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 and should only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.



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