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**Floor Plan**

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Total floor area 61.3 sq.m. (660 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**HOLDEN MILL BLACKBURN ROAD, BOLTON, BL1 7PN**



- 1 Bed Third Floor Apartment
- Hall/Open Plan Lounge, Dining Kitchen
- Fitted Bedroom, enclosed balcony
- Well Appointed Family Bathroom
- Sought After Development
- Allocated Parking
- Beautifully Presented
- Excellent Local Amenities



**£140,000**

**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

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

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

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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



Cardwells offer to the market this beautifully presented one bedroom third floor apartment. Fantastic location in the sought after converted Cotton Works Mill close to excellent local amenities, country pursuits and transport links via the motorway network. Briefly comprising: Hall with two useful storage cupboards, open plan lounge dining kitchen with double doors leading to the balcony, fitted bedroom and a well appointed 3 piece family bathroom. Viewings are available now, 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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 client 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).

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into

**Hallway:** 11' 7" x 3' 5" (3.53m x 1.04m) Carpet, 2 storage cupboards, intercom.

**Lounge:** 16' 1" x 16' 3" (4.90m x 4.95m) Carpet, uPVC sliding doors to the balcony, 2 wall mounted heaters.

**Kitchen:** 6' 3" x 13' 3" (1.90m x 4.04m) Professionally fitted kitchen comprising stainless steel sink with mixer tap, base and wall units, worktops, oven, 4 ring hob with extractor above, microwave, dishwasher and fridge freezer, tiled flooring, ceramic tiled splashbacks.

**Bedroom :** 19' 8" x 9' 4" (5.99m x 2.84m) Built in wardrobes, carpet, timber window, wall mounted heater.

**Bathroom:** 8' 0" x 6' 3" (2.44m x 1.90m) 3 piece suite comprising; w.c, wash basin, bath with mixer shower attachment and fitted glass screen, wall and floor tiling, wall mounted heated towel rail.

**Parking:** The property has 1 parking space.

**Tenure:** The property is leasehold, we are advised the management fee is £181.79 per month. 999 years from 12 May 1924

**Council tax:** Band A, £1511 per annum

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Thinking of selling:** If you are thinking of selling 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.

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**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.

