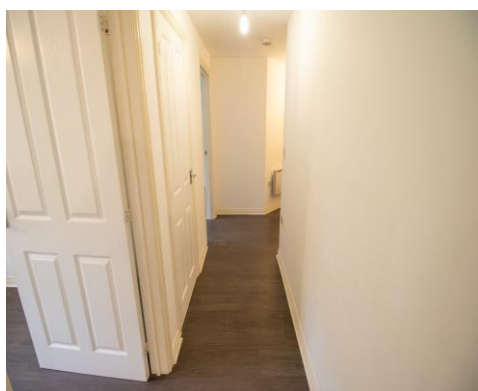




The Place, Astley Brook Close, Bolton, BL1 8RT

Offers in the Region Of £110,000

A well presented 2 bedroom upper floor apartment, with allocated parking included, located at Astley Brook Close, within 'The Valley' in the Astley Bridge area of Bolton in Greater Manchester. Briefly comprises of the following, a secure communal entrance, an entrance hallway, a spacious lounge with space for a dining table and chairs the far end, an open plan modern kitchen with an integrated electric hob and oven, a double sized master bedroom with an en-suite bathroom including a basin, toilet and a shower cabinet, a single bedroom and a family bathroom with a 3 piece suite in white, including a basin, toilet and a shower cabinet. Comes with double glazed windows throughout. Warmed by electric wall heaters. The EPC is band C. Leasehold property with 125 years left on the lease. Ground rent per annum of 125.00. Service charge of 660 per annum.



ACCOMMODATION

Entrance Hallway 10' 5" x 4' 8" (3.17m x 1.43m)

A long entrance hallway. Decorated in neutral colours with a grey wood laminate floor.

Lounge 21' 1" x 10' 5" (6.42m x 3.17m)

A spacious lounge with a pair of double glazed french doors to the rear aspect. Decorated in white, with a grey wood laminate floor. Warmed by an electric wall heater.

Dining area (open plan)

Space for a good sized dining table and chairs to the one end of the lounge, adjacent to the open plan kitchen.

Kitchen 6' 2" x 10' 5" (1.89m x 3.17m)

A modern fully fitted, open plan kitchen. Comes with an integrated electric hob and oven. Plumbed in for a washing machine. Decorated in white, with a grey wood laminate floor.



Master bedroom 9' 2" x 12' 11" (2.8m x 3.94m)

A double sized Master bedroom to the rear of the property. Decorated in white, with a grey wood laminate floor. Fitted with 2 double glazed windows to the rear aspect. Warmed by an electric wall heater. Comes with an en-suite bathroom.



En-suite to the Master bedroom 4' 4" x 6' 5" (1.32m x 1.95m)

The en-suite bathroom to the Master bedroom. Comes with a basin, toilet and a shower cabinet.

Bedroom 2 9' 2" x 9' 5" (2.8m x 2.86m)

A single sized bedroom. Decorated in white with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by an electric wall heater.



Family Bathroom 6' 7" x 6' 6" (2.0m x 1.97m)

A modern Family bathroom including a basin, toilet and a shower cabinet. Decorated in neutral colours with a part tiled walls and a light oak coloured vinyl floor.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

