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**WATERLOO COURT, BURY, BL9 0UE**



- One Bedrooomed Apartment
- Over 55's Accommodation
- Superbly Presented
- Lounge with Bay Window
- Fitted Kitchen with Appliances
- Three Piece Shower Room
- Convenient Location
- No Onward Chain



**£84,500**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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This superbly presented ground floor one bed roomed apartment is available for the over 55's and has the comfort of having warden monitoring system to all rooms. The accommodation is very well presented and briefly comprises hallway with two store rooms. Lounge with double glazed bay window, fitted bedroom, fitted kitchen with integrated appliances, modern three-piece shower room with corner shower and vanity sink.

**Directions BL9 0UE**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** Double glazed door to the front elevation leading into the hall with storage and electric heater.

**Lounge** 13' 1" x 11' 8" (4.00m x 3.55m) Double glazed bay window to the front elevation. Electric heater and contemporary fire.

**Kitchen** 10' 4" x 5' 7" (3.16m x 1.69m) Double glazed window to the rear elevation. Modern range of base units with complimentary worksurfaces and matching wall mounted cabinets. Integrated fridge and freezer and washing machine. Electric hob, oven and extractor. Inset sink and drainer. Lift up table.

**Bedroom** 10' 3" x 10' 3" (3.13m x 3.13m) Double glazed window to the rear elevation. Range of fitted wardrobes and over that bridge thing. Electric heater.

**Shower Room** Double glazed window to the rear elevation. Corner shower cubicle, vanity sink and flush WC. Tiled floor and elevations. Heated towel rail.

**Externally** This ground floor flat is located on a purpose-built development with allocated parking space to the front and communal grounds to both front and rear.

**Price** £84,500

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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