

69 Clevelands Drive, Heaton, Bolton, BL1 5GJ



**£232,750**

Stunning two double bedroom first floor apartment located in this highly sought after residential location, offering excellent access to Motorway and rail links for Manchester Preston and beyond. Spacious lounge superb fitted kitchen, modern bathroom and en suite to master along with fitted wardrobes. Communal gardens and allocated parking for 2 cars, Viewing essential to appreciate.

- Beautiful 2 Bedroomed Apartment with Lift
- En Suite to Master Bedroom
- Gas Central Heating
- Council Tax D
- Allocated Parking for 2 Cars
- Communal Gardens



Superb two double bedroom apartment immaculately presented first floor apartment, situated on this sought after modern development of executive styled apartments. Tastefully presented to the highest of specifications with modern fitted kitchen featuring granite work surfaces superb lounge diner with bay window, two double bedrooms the master having built in wardrobes and en suite shower room, fitted bathroom and en suite with modern white sanitary ware, well presented décor throughout. Benefiting from GCH and DG Communal gardens and allocated parking for 2 cars.

viewing essential to appreciate the size and condition of the property.



### Entrance Hall

Built-in double storage cupboard, intercom controlled entrance door to entrance Lobby leading to, front Entrance door, entrance door, double door, door to:

### Bedroom 1 12'11" x 11'9" (3.94m x 3.57m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted wardrobes with hanging rails and shelving, radiator, door to:

### En-suite

Fitted with three piece modern white suite comprising inset wall mounted wash hand basin in vanity unit with under drawers and mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted, mirrored cabinet.



### Bedroom 2 12'11" x 8'6" (3.94m x 2.58m)

UPVC double glazed window to rear, radiator.

### Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted, mirrored cabinet, ceramic tiled flooring.



### Cupboard

Built-in airing cupboard housing, factory lagged hot water cylinder, slatted shelving.

### Lounge 12'11" x 15'10" (3.94m x 4.83m)

Bay window to rear, uPVC double glazed window to side, two double radiators, radiator, ceiling with recessed spotlights.



**Kitchen 9'2" x 12'1" (2.79m x 3.68m)**

Fitted with a matching range of modern cream base units with underlighting, drawers and contrasting black granite worktops, matching upstands, 1+1/2 bowl under counter stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washer dryer, built-in electric oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to side, radiator, ceramic tiled flooring, ceiling with recessed spotlights.

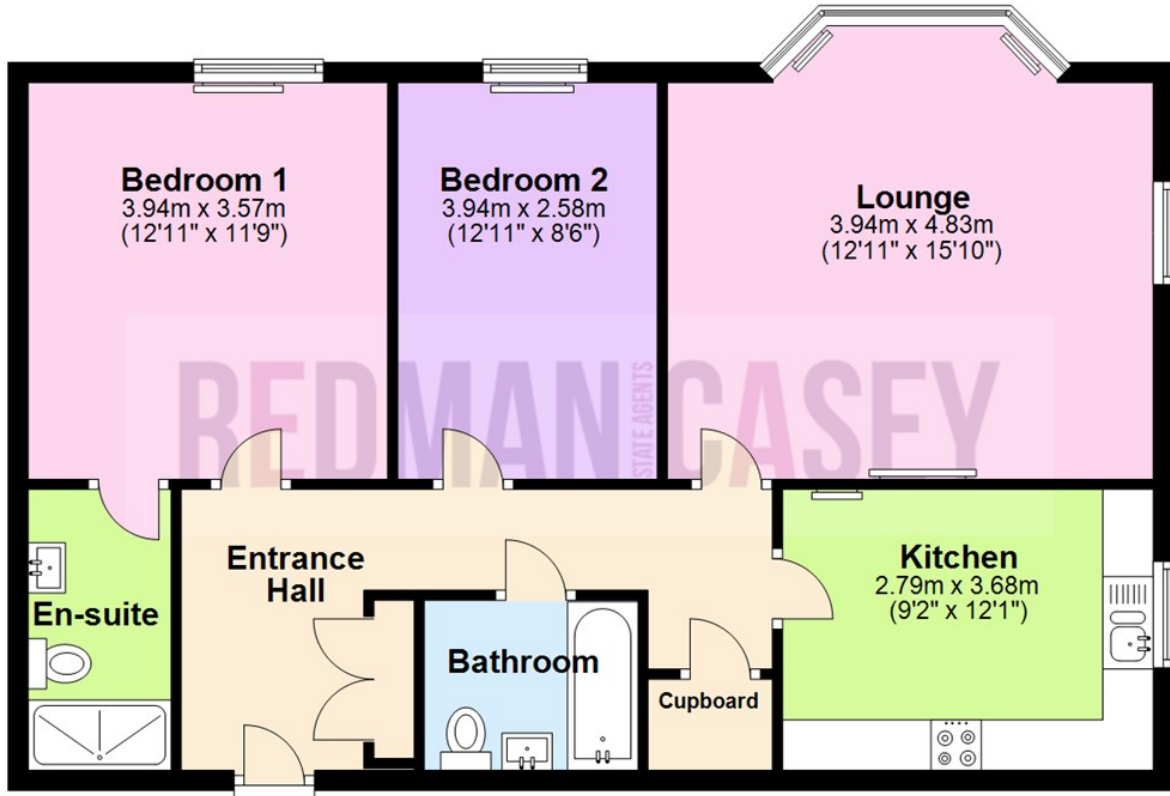
**Outside**

Well maintained communal gardens with allocated parking for 2 cars



## Ground Floor

Approx. 76.9 sq. metres (827.7 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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