

75 Clevelands Drive, Heaton, Bolton, BL1 5GJ



Offers In The Region Of £255,000

Stunning two double bedroom second floor penthouse 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.

- Superb Penthouse Apartment
- Two Double Bedrooms
- Lift Access to All Floors
- Parking For 2 Cars
- EPC Rating B
- Spacious Lounge with Balcony
- Master with En Suite and Fitted Wardrobes
- No Chain
- Communal Gardens
- Council Tax Band D



Superb two double bedroom apartment immaculately presented second floor penthouse 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 balcony and feature arched windows, two double bedrooms the master having built in wardrobes and en suite shower room, fitted family bathroom 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.



Communal Entrance Hall

Intercom controlled access door to communal hallway with stairs and lift access to second floor.

Entrance Hall

Built-in double storage cupboard, radiator, double door, door to:

Cupboard

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

Lounge 16'2" x 13'2" (4.92m x 4.01m)

Arched double glazed sash window to front, two arched double glazed window to side, double radiator, Wrought iron railings, double door, door to:



Balcony

Tiled flooring.

Kitchen 11'8" x 9'1" (3.56m x 2.78m)

Fitted with a matching range of modern cream gloss base and eye level units with underlighting, drawers and contrasting black granite worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with matching granite splashbacks, concealed combi boiler, integrated fridge/freezer, dishwasher, washer / dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, built in microwave. Arched double glazed sash window to front, double radiator, ceramic tiled flooring, ceiling with recessed spotlights.



Bedroom 1 11'9" x 13'2" (3.57m x 4.01m)

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



En-suite

Fitted with three piece modern white suite comprising wall mounted pedestal wash hand basin in vanity unit with 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, shaver light, ceramic tiled flooring, under floor heating, ceiling with recessed spotlights.

Bedroom 2 8'6" x 13'2" (2.58m x 4.01m)

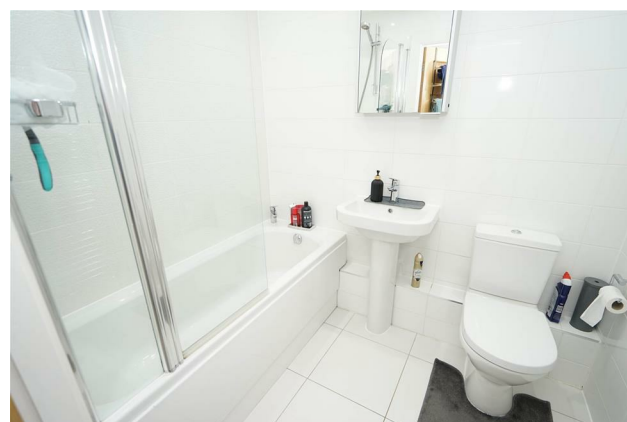
Double glazed window to side, radiator.

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, heated towel rail, extractor fan, wall mounted, mirrored cabinet, shaver light, ceramic tiled flooring, ceiling with recessed spotlights.

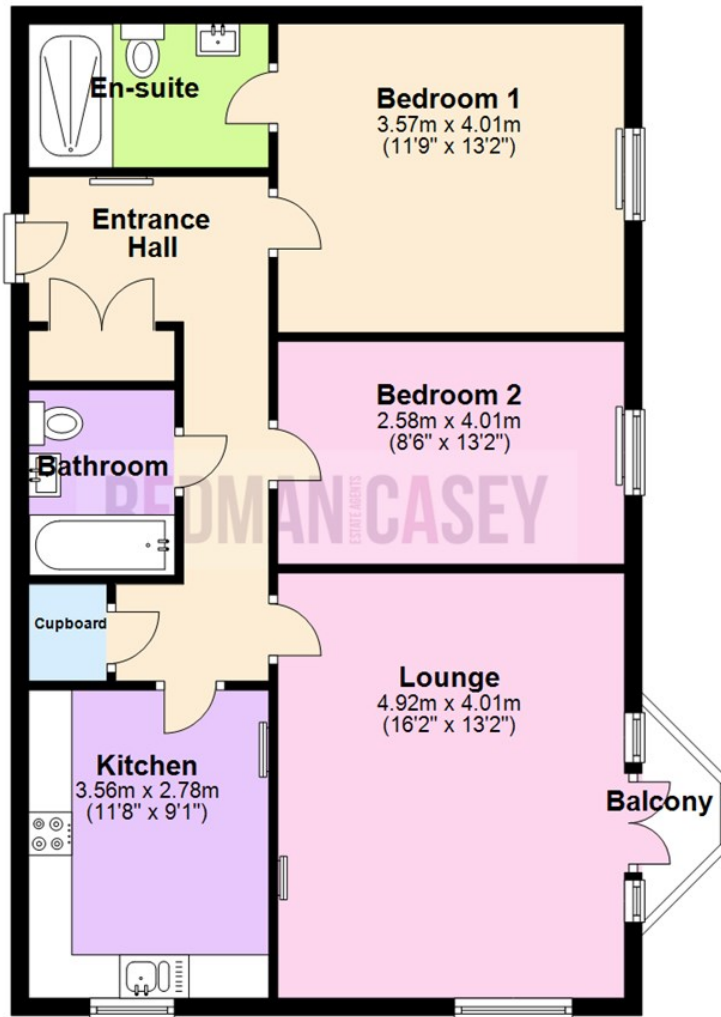
Outside

Well maintained communal gardens with allocated parking for 2 cars



Second Floor

Approx. 77.7 sq. metres (835.9 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

