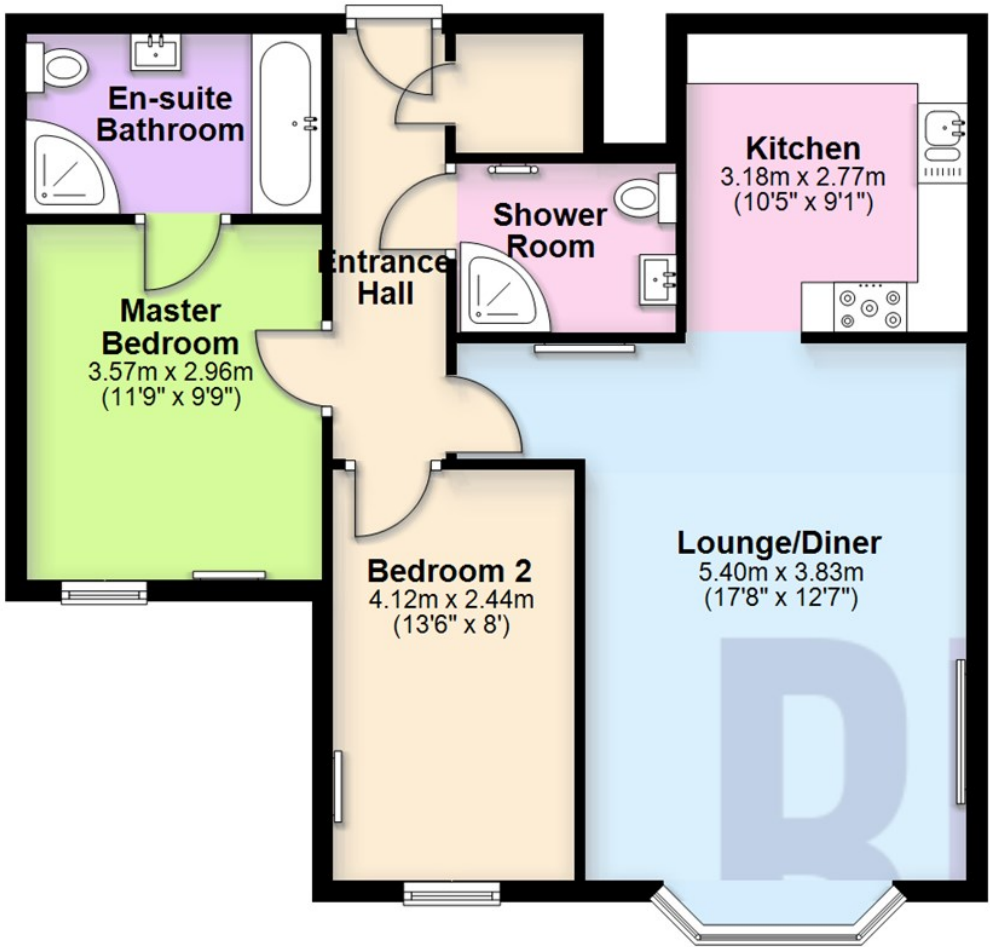




First Floor



Approx. 70.1 sq. metres (755.1 sq. feet)



Total area: approx. 70.1 sq. metres (755.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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

Apartment 14, Bloomfield Markland Hill, Heaton, Bolton, BL1 5AL

This stunning residence sits within a gated development surrounded by lovely gardens and mature woodland. Ideally located within easy reach of local amenities, pubs and restaurants as well as major transport links. The first floor apartment is finished to a high specification and offers generous accommodation comprising of; an entrance hall, open plan Lounge diner and Kitchen with integrated appliances, the master bedroom with spacious 4 piece en-suite with shower and bath, second bedroom and family shower room. Further benefits include lovely communal gardens, secure access, lift to all floors & allocated parking plus additional visitor's car parking. Sold with no onward chain and vacant possession, viewing is essential to appreciate all that is on offer.

Offers In The Region Of £250,000





Set within the heart of Heaton this superb first floor apartment offers superb accommodation throughout. Secure gated entrance off Markland Hill leads onto stunning communal gardens and allocated parking, Intercom controlled entrance door leads to a pleasant and spacious entrance hall with lift to all floors. Inside the apartment there is a superb open plan living dining area with bay window overlooking the gardens to the front, fitted kitchen with built in and integrated appliances and granite work surfaces. The master bedroom has a large en-suite fitted with a four piece white suite a further double bedroom and family shower room fitted with a modern three piece suite completes the internal accommodation, each apartment however does also benefit from a basement storage room as well as usage of the stunning garden areas allocated parking and

proximity to local amenities and transport links. Viewing is essential to appreciate all that is on offer and the property is available with no onward chain and vacant possession.

Entrance Hall

Cupboard with walk-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, entrance door, door to:

Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure, wall mounted wash hand basin with mixer tap, WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, heated towel rail, karndean tiled flooring.

Master Bedroom

11'9" x 9'9" (3.57m x 2.96m) UPVC double glazed window to front, radiator, door to:

En-suite Bathroom

Fitted with four piece modern white suite comprising deep panelled bath, wall mounted wash hand basin with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, karndean tiled flooring.

Bedroom 2

13'6" x 8'0" (4.12m x 2.44m) UPVC double glazed window to front, radiator.

Lounge/Diner

17'9" x 12'7" (5.40m x 3.83m) UPVC double glazed bay window to front, double radiator, radiator, open plan, door to:

Kitchen

10'5" x 9'1" (3.18m x 2.77m) Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting



granite worktops, glazed display units, shelves, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, dishwasher, washing machine and tumble dryer, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, karndean tiled flooring.

Outside

Stunning communal garden areas to all sides rolling lawns surrounded by mature trees offering superb outdoor space. Secure remote gated entrance to the main property leads onto allocated and visitor car parking.