



- Modern Mid Terrace
- Three Bedrooms
- Open Plan Lounge/Kitchen
- Downstairs WC
- Bathroom
- Parking
- Garden
- Close To Bolton Town Centre

**47 Redcedar Park**  
Bolton, BL2 6GJ

**£75,000**

A modern, three bedroom mid terrace property, located on a popular development. Sold as a 50% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, large open plan lounge, dining and kitchen area. To the first floor there are three bedrooms and a family bathroom. Externally there is allocated parking, with a pathway leading to the front of the property. To the rear there is an enclosed garden mainly laid to lawn. The property benefits from being close to Bolton town centre. Rent, service/management charge and insurance £442.45 PCM.

### Ground Floor

**Entrance Hall** 13' 6" x 3' 2" (4.11m x 0.96m)

Two storage cupboards, stairs to first floor.

**Downstairs WC** 6' 2" x 2' 8" (1.88m x 0.81m)

Low level WC, wash basin, radiator.

**L-Shaped Living/Kitchen Area** 26' 1" x 14' 9" (7.94m x 4.49m)

Open plan living and kitchen area. Kitchen comprises of base and eye level units, electric hob with extractor over, oven, space for fridge freezer and washing machine, radiator, window to front. Lounge area has a radiator and French doors to garden.



## First Floor

### Landing

**Bedroom One** 11' 5" x 10' 2" (3.48m x 3.10m)  
Built in storage cupboards, radiator, windows to front.

**Bedroom Two** 10' 0" x 9' 6" (3.05m x 2.89m)  
Radiator, window to rear.

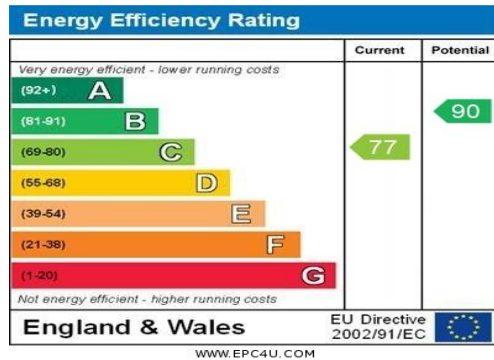
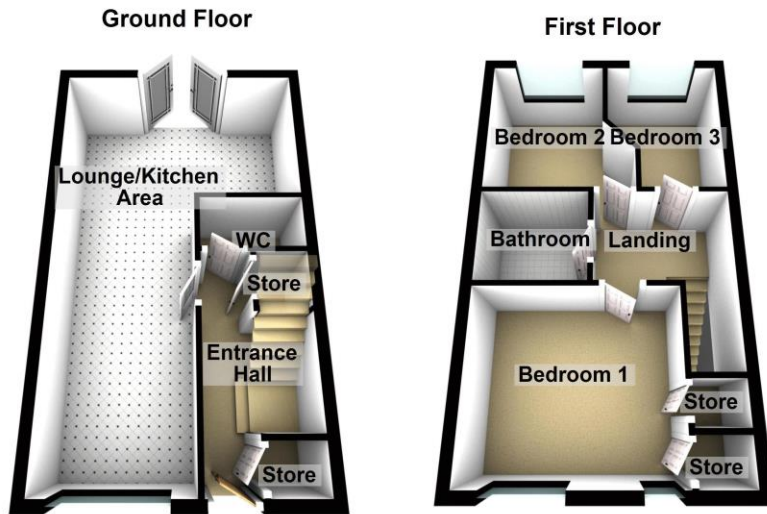
**Bedroom Three** 9' 8" x 7' 3" (2.94m x 2.21m)  
Radiator, window to rear.

**Bathroom** 6' 3" x 5' 6" (1.90m x 1.68m)  
Suite comprising of a low level WC, wash basin, panelled bath with shower over, part tiled walls, radiator.

### External

To the front there is a designated parking space, with a pathway leading to the front of the property. To the rear there is an enclosed garden.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

## Make Your Move

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