



Astley Brook Close

Astley Bridge Bolton - 2 Bedrooms

- LOVELY MODERN HOME
- TOP FLOOR APARTMENT
- IDEAL FOR 1ST TIME BUYERS OR INVESTORS
- EN-SUITE TO MASTER
- 1 ALLOCATED PARKING SPACE
- ELECTRIC HEATING, UPVC DG, EPC RATING C

Price £120,000



Ideal for first time buyers or investors alike.

This delightful modern 3rd floor (top floor) apartment briefly comprises of open plan kitchen/lounge/diner, 2 bedrooms, en-suite to master and bathroom, and comes with 1 allocated parking space.



Communal Hallway

Access to the building is via a security intercom or residents can use their key to gain entry. A timber self closing door gives access to apartments with stairs leading to the upper floors.

Apartment Hall 3'3" (0.99m) x 17'9" (6.25m) Irregular Shape

A timber door welcomes you into the property.

The hall is carpeted and the loft access hatch is located here.

The loft has a pull down ladder, a light, and is fully boarded for storage.

Lounge/Diner - open plan to kitchen 20'6" (6.25m) x 9'10" (3.00m)

This bright modern lounge/diner is carpeted and has French doors opening to a Juliette balcony with woodland views.



Kitchen Area - open plan to lounge/diner 6'3" (1.91m) x 9'11" (3.02m)

Has a range of laminate wall & base units, laminate worktops and tiled splashbacks. Built under single electric oven and a built in induction hob with an integrated extractor above. There is a space for a tall fridge/freezer, a space ready plumbed for a washing machine, and a bowl and a half stainless steel sink with a mixer tap. Vinyl flooring for ease of cleaning.

NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Master Bedroom 8'11" (2.72m) x 12'10" (3.91m)

The master bedroom is carpeted, has a door into the en-suite and two windows making it nice and bright.

En-Suite to Master 3'10" (1.17m) x 6'5" (1.96m) Irregular Shape

Is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin and a corner shower cubicle fitted with a thermostatic shower.

There is tiling where needed, a chrome heated towel rail and vinyl flooring.

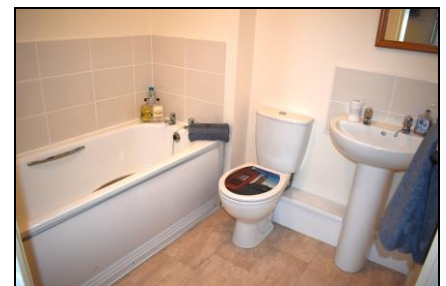
2nd Bedroom 8'11" (2.72m) Max x 9'5" (2.87m) Max

The 2nd bedroom is carpeted and has a window on the side elevation.



Bathroom 6'3" (1.91m) x 6'7" (2.01m) Irregular Shape

The bathroom is fitted with white 3 piece suite comprising of:- wc, pedestal wash basin and a panelled bath. It has tiling where needed and vinyl flooring.



Airing Cupboard

The airing cupboard houses the hot water tank and offers some additional storage.

Parking

The apartment comes with 1 outside allocated parking space.

Pets

No animals are allowed without written consent.

General Information

Leasehold - Ground Rent £125 pa - Service Charge £233.77 per quarter

Lease is 125 years from 01/01/2007 with 108 years remaining

Electric Heating - Water Meter - Council Tax Band B - EPC Rating C

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

Tel: 01204 593500 | Email:sales@whittakersestateagents.co.uk

<https://www.whittakersestateagents.co.uk>

