



Floor Plan

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ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BL1 8RT



- Stylish 2 bed top floor apartment
- No upward chain involved
- Popular & convenient location
- Juliet balcony with delightful views
- Open plan living room
- Master bed with en suite
- Allocated parking space
- Viewing advised



£110,000

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 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom apartment, situated in a very popular and convenient location on a modern development. Situated on the top floor this stylish property is offered for sale with 'no chain involved' making this an ideal first time purchase or perhaps as rental investment with a good rental yield. The Valley has an array of amenities, within close proximity of transport links, Bolton town centre and the A666. Viewing is highly recommended through Cardwell estate agents, Bolton, (01204) 381281, bolton@cardwell.co.uk The accommodation briefly comprises; Entrance hall, open plan living/kitchen room, two bedrooms and a shower room. The master bedroom has an en suite shower room. Outside, there are communal areas and a carpark with an allocated parking space. The property also benefits from uPVC double glazing and electric heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: Wall mounted electric heater, security entry phone system, access to the loft, built in airing/storage cupboard.

Open plan lounge/dining kitchen:

Kitchen: 9' 11" x 6' 3" (3.02m x 1.90m) Modern fitted wall and base units, complementary working surfaces, tiled splashback, built in oven and grill, inset induction hob, extractor hood, space for a washing machine, space for a fridge freezer, inset stainless steel sink unit with mixer tap.

Lounge/dining area: 20' 9" x 10' 0" (6.32m x 3.05m) uPVC glazed doors open onto a Juliet balcony, two wall mounted electric heaters.

Bedroom 1: 13' 0" x 8' 10" (3.96m x 2.69m) 2 uPVC double glazed windows rear aspect, wall mounted electric heater.

En suite shower room: 6' 6" x 4' 1" (1.98m x 1.24m) Shower cubicle, close WC, wash basin, part tiling to the walls, wall mounted electric heater, extractor fan.

Bedroom 2: 9' 4" x 8' 10" (2.84m x 2.69m) uPVC double glazed window, rear aspect, wall mounted electric heater.

Shower room: 6' 5" x 6' 3" (1.95m x 1.90m) Shower cubicle, close WC, wash basin, part tiling to the walls, wall mounted electric heater, extractor fan.

Outside: Outside there are communal areas with mature trees and plant displays. There is a car park with an allocated parking space (number 90).

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold 999 years from 1 January 2007. The vendor advises the service charge is £165 per quarter. The vendor advises there is no ground rent payable, we would advise any purchaser to check with their solicitors regarding this.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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