

Total floor area 37.0 sq. m. (398 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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THE CHURCH, CROOK STREET, BOLTON, BL3 6DY



- Ground floor studio apartment
- Good investment opportunity
- Contemporary interior
- Open plan living space
- Close to train station
- Short walk away from university
- Currently tenanted til May 2021
- Call to view 01204 381281



Auction guide £20,000 - £25,000

BOLTON

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

Cardwells are pleased to offer for sale this stylish ground floor studio apartment close to the centre of Bolton as well as the local train station and the city university. Bolton is a great choice when considering a 'buy to let' investment. The area contains a great selection of shops, bars and restaurants, and great public transport options. Located within minutes' walk from Bolton train station Trinity Church is ideally located in the city centre with great transport links and access to Bolton University. The location opposite the train station also means that residents are only a short journey away from the bustling Manchester city centre - one of the fastest growing buy-to-let hotspots in the UK. Bolton is undergoing a significant investment programme, with £100m of projects underway which will shape and transform its town centre. The accommodation briefly comprises; Open living space and kitchen area, separated sleeping area and a contemporary shower room. The property also benefits from electric heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Door open through to bedroom area

Bedroom area: Fitted wardrobes with overhead storage cupboards, inset spotlights to the ceiling wall mounted security entry phone system open through to

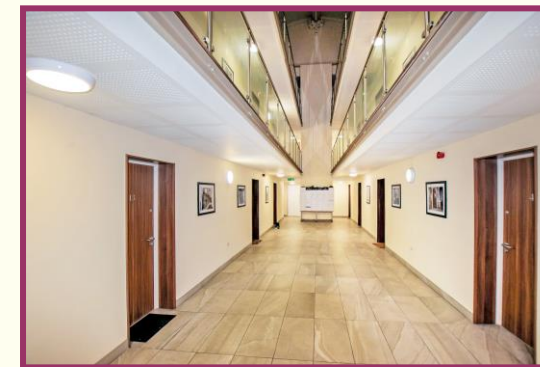
Living room/kitchen area: 18' 5" x 13' 7" (5.61m x 4.14m) uPVC double glazed window, wall mounted electric heater, inset spotlights to the ceiling, fitted wall and base units with complimentary working surfaces, splash backs halogen hob, built in oven and grill, inset single bowl single drainer stainless steel sink unit with mixer tap, integrated fridge, extractor fan.

Shower room: 7' 9" x 3' 8" (2.36m x 1.12m) Tiled shower cubicle, wash basin with mixer tap inset to a vanity cupboard, WC, tiled floor, chrome plated towel rail, inset spotlights to the ceiling extractor

Price: Offers over £50,000

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



Please note: all viewings are by appointment only through our BOLTON Office