



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.property24.co.uk

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**PALMERSTONES COURT, SILVERDALE DRIVE,
HEATON, BL1 5GT**



- Impressive ground floor apartment
- Allocated parking space
- Quiet gated development with CCTV
- Quality modern interior
- 2 double bedrooms
- 'Langley' en suite
- Contemporary fitted kitchen
- Lovely open plan living room



Offers in Excess of £210,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this impressive ground floor apartment, which was constructed in 2006. The property is only one of thirteen in this quiet gated development and rarely become available for sale. The property is very well presented throughout with a quality interior including a 'Langley' en suite shower room and a contemporary fitted kitchen. There are two good sized bedrooms, one of which is being utilised as an office. The living area is open plan with woodland aspects, along with the dining area and kitchen. This sought after leafy location is ideal for commuting with train stations and the motorway network within easy reach. Good schools including Bolton school and Retreat restaurant is close by. The spacious accommodation briefly comprises entrance hall, large storage cupboard, open plan living, kitchen dining room, two bedrooms and a bathroom. The master bedroom has an en suite fitted shower room. The property also benefits from double glazing, gas central heating, alarm system and an entry phone system. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Radiator, wall mounted security entry system, storage cupboard.

Open plan lounge kitchen dining room: 0' 0" x 0' 0" (0m x 0m)

kitchen breakfast & dining area: 14' 7" x 18' 4" (4.44m x 5.58m) Range of modern fitted wall and base units with granite work surfaces and breakfast bar, tiled splashback, built-in Neff oven, inset Neff gas burner hob, extractor fan above, sink unit with mixer tap, recess display lighting beneath the wall units, integrated fridge freezer, dishwasher, washer dryer, built-in Neff microwave oven, inset spotlights to the ceiling. The dining area has UPVC double glazed window to the garden aspect, radiator.

Master Bedroom: 12' 4" x 12' 9" (3.76m x 3.88m) UPVC double glazed window to the garden aspect, radiator, coving to the ceiling.

En-suite: 6' 3" x 4' 9" (1.90m x 1.45m) 'Langley' fitted suite comprising shower cubicle, wash hand basin with mixer tap inset to a vanity cupboard, heated towel rail, 'Villeroy Boch' WC, inset spotlights to the ceiling, extractor fan.

Lounge area: 12' 9" x 11' 7" (3.88m x 3.53m) The lounge area has UPVC double glazed window to the garden aspect and UPVC double glazed sliding patio door, radiator.

Bedroom two/office: 12' 4" x 8' 5" (3.76m x 2.56m) UPVC double glazed window to the garden aspect, radiator.

Bathroom: 6' 4" x 7' 7" (1.93m x 2.31m) Modern white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, heated towel rail, extractor fan, inset spotlights to the ceiling.

Outside: There are security gates, woodland garden areas which are well stocked with trees and plants. The allocated parking space for number two is situated next to the main entrance. There is a communal lift to all floors and an underground garage, which provides parking for other residents.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.16 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 July 2005

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows Chorley New Road is in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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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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