



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	67	81
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



Floor Plan

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ASTLEY BROOK CLOSE, BOLTON, BL1 8RT



- No onward chain
- Ground floor apartment
- Two good sized bedrooms
- En suite and family bathroom
- Open plan living/kitchen area
- Allocated parking
- Great local amenities
- Good transport links



£99,950

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Independent Estate Agents
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this wonderful ground floor apartment located within the popular Astley Brook development. The property is ideally located within walking distance to The Valley leisure complex and is within a short drive to St Peter's Way and Bolton town centre. Internally the accommodation comprises an entrance hallway, two good sized bedrooms with the master having an en-suite, family bathroom and open plan kitchen/living area. Externally the property comes with one allocated parking space, with plenty of visitors spaces and access to communal gardens. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, wall mounted electric storage heater, storage heated.

Lounge diner: 20' 8" x 10' 0" (6.29m x 3.06m) Ceiling light points, 2 storage heaters, double glazed window overlooking the grass and woods to the rear.

Kitchen: 9' 11" x 6' 2" (3.03m x 1.88m) Ceiling light point, range of fitted wall and base units with integrated electric hob, electric oven, one and a quarter stainless steel sink with mixer tap and drainer, space for a washing machine and fridge/freezer, tiled splashback to the walls.

Bedroom 1: 17' 1" x 8' 10" (5.21m x 2.68m) Ceiling light point, wall mounted electric storage heater, double glazed windows overlooking the grass and woods to the rear.

En suite: 7' 0" x 4' 10" (2.13m x 1.47m) Ceiling light point, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, wall mounted vertical ladder radiator, tiled splashback to the walls.

Bedroom 2: 9' 3" x 8' 10" (2.83m x 2.68m) Ceiling light point, wall mounted storage heater, double glazed window overlooking the grass and woods to the rear.

Bathroom: 6' 5" x 6' 2" (1.96m x 1.89m) Ceiling light point, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, wall mounted vertical ladder radiator, tiled splashback to the walls.

Externally: The property comes with one allocated parking space and access to communal gardens.

Parking: Allocated parking

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, 125 years from 1 January 2007

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of approximately £1670 per annum

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

Thinking of selling or letting in Bolton: 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

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

