



Floor Plan

NEILSTON RISE, BOLTON, BL1 5XZ



- 2 bedroom apartment
- No upward chain involved
- Gated development
- Sought after leafy location
- Modern spacious interior
- Open plan living room & kitchen
- Communal gardens allocated parking
- Viewing advised



£125,000

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For sale with 'no upward chain involved' this spacious ground floor apartment, situated in a sought after leafy location, just off Chorley New Road. Neilston Rise is a gated development, with mature communal gardens, within easy access of Middlebrook retail park, Lostock train station and the motorway network. The property has its own private entrance, with a spacious open plan lounge kitchen dining room, two fitted bedrooms and a larger than average shower room. To arrange a viewing, please contact Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The spacious accommodation briefly comprises. Entrance hall, open plan lounge dining room/kitchen, inner hallway, two fitted bedrooms and a shower room. Outside, there are lovely communal gardens with a residents car park providing allocated and visitor parking spaces.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed front door leading to

Entrance hall: Fitted storage cupboard, half tiling to the walls.

Open plan lounge/kitchen/dining: 19' 1" x 20' 7" (5.81m x 6.27m)

Lounge area: uPVC double glazed bay window front aspect, wall mounted electric heater, coving to the ceiling.

Dining area: Wall mounted electric heater, coving to the ceiling.

Kitchen area: uPVC double glazed window side aspect, range of modern fitted wall and base units with complementary worktop surfaces, tiled splashbacks, inset electric hob, built-in double oven, integrated fridge freezer and dishwasher, sink unit with mixer tap, washing machine, tiled floor, extractor fan, coving to the ceiling.

From the dining area a door leads to,

Inner hallway: Wall mounted electric heater, coving to the ceiling.

Bedroom 1: 10' 9" x 12' 3" (3.27m x 3.73m) uPVC double glazed window side aspect, fitted wardrobes with a matching dressing table unit, wall mounted electric heater.

Bedroom 2: 10' 6" x 8' 6" (3.20m x 2.59m) uPVC double glazed window side aspect, fitted wardrobes, wall mounted electric heater.

Shower room: 11' 10" x 6' 10" (3.60m x 2.08m) Double width shower cubicle, close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail, fitted airing cupboard, extractor fan, inset spotlights to the ceiling.

Outside: Outside there are mature communal gardens with laid to lawn areas trees and a car park with allocated and visitor parking spaces.

Parking: Allocated and visitor parking

Viewings: For all viewings please contact Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is 125 years (less 1 day) from 1 March 2001. We are advised by the vendor the service charge is £167 per month. The ground rent is £125 paid in 2 six monthly instalments.

Council tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood risk area.

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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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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