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THE COPPICE, WORSLEY, M28 2NS



- Spacious ground floor apartment
- Two double bedrooms
- En-suite and family bathroom
- Adjacent to Worsley golf course
- Open plan kitchen/living area
- Close to local amenities and commuter routes
- Allocated parking
- Communal gardens



Offers Over £219,950

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 11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



Located within the much sought after area of Worsley, just off Chatsworth Road, is this superb ground floor apartment that would be ideal for a first time buyer, young couple or someone who's looking for one level accommodation. The Coppice is located within a quiet secluded spot and is ideally situated for the commuter with superb access to the M60 motorway network, the East Lancs Road (A580), the Trafford Centre and Manchester City Centre. Internally there is good sized accommodation throughout including an entrance hallway, utility/storage room, two double bedrooms with the master having an en-suite, family bathroom and spacious kitchen/living room. Externally there are communal garden areas to the rear with allocated parking and visitors parking available to the front. For further information and to arrange a viewing contact Cardwells Estate Agents on 01617943434 or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Ceiling light point, radiator, intercom.

Utility/Storage Room Ceiling light point, space for a washing machine.

Open Plan Living Room/Kitchen 27' 3" x 12' 3" (8.30m x 3.73m) Downlights and ceiling light points, radiators, double glazed windows to the front and the side, part laminate and part carpeted flooring, rang of fitted wall and base units with extractor fan, integrated gas hob, electric oven, microwave, fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback the kitchen walls.

Bedroom one 15' 4" x 10' 3" (4.67m x 3.12m) Ceiling light point, radiator, double glazed window to the front. .

En-suite Shower Room 6' 7" x 5' 1" (2.01m x 1.55m) Downlights, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled floor with splashback to the walls, extractor fan.

Bedroom Two 14' 2" x 8' 9" (4.31m x 2.66m) Ceiling light point, radiator, double glazed window to the front.

Bathroom The property has communal garden areas to the rear with allocated parking and visitors parking available to the front.

Outside: The property has communal garden areas to the rear with allocated parking and visitor parking available to the front

Parking: Allocated parking and visitor parking available to the front

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 0124 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 150 years from 1 January 2006. The vendor advises The Ground Rent is £292.89 per annum. The current monthly Service Charge is £208.54.

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2324

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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