



Floor Plan

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 inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BL1 8RT



- No onward chain
- Second floor apartment
- Two good sized bedrooms
- Open plan living/kitchen area
- Allocated parking
- Close to local amenities
- Good transport links
- Viewing recommended



### Offers in Excess of £105,000

#### BOLTON

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### BURY

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

#### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this well presented second 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 of 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 has one allocated parking space and access to communal gardens. Please contact Cardwells estate agents to arrange a viewing, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light points, storage heater, intercom system, storage cupboard, laminate effect flooring.

**Kitchen diner:** 23' 2" x 17' 3" (7.07m x 5.27m) Ceiling light point, double glazed French doors to Juliet balcony, storage heaters, laminate effect flooring, range of fitted wall and base units with integrated extractor fans electric hob, electric oven, space for washing machine and fridge/freezer, one and a half bowl sink with mixer tap and drainer, tiled splashback to the walls.

**Bedroom 1:** 11' 3" x 10' 7" (3.43m x 3.22m) Ceiling light point, double glazed window to the front, laminate effect flooring, storage heater.

**En suite:** 5' 11" x 5' 10" (1.81m x 1.77m) Ceiling light point, extractor fan, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled splashback to the walls.

**Bedroom 2:** 11' 3" x 7' 5" (3.44m x 2.26m) Ceiling light point, double glazed window to the front, laminate effect flooring, storage heater.

**Bathroom:** 6' 4" x 6' 3" (1.94m x 1.90m) Ceiling light point, extractor fan, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled splashback to the walls.

**Outside:** Communal gardens and one allocated parking space.

**Parking:** Allocated parking

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Council tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years commencing on 1 January 2007. The vendor advises there is no ground rent payable, we would advise any purchaser to check with their solicitors regarding this. We are advised the service charge is £165 per quarter.

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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