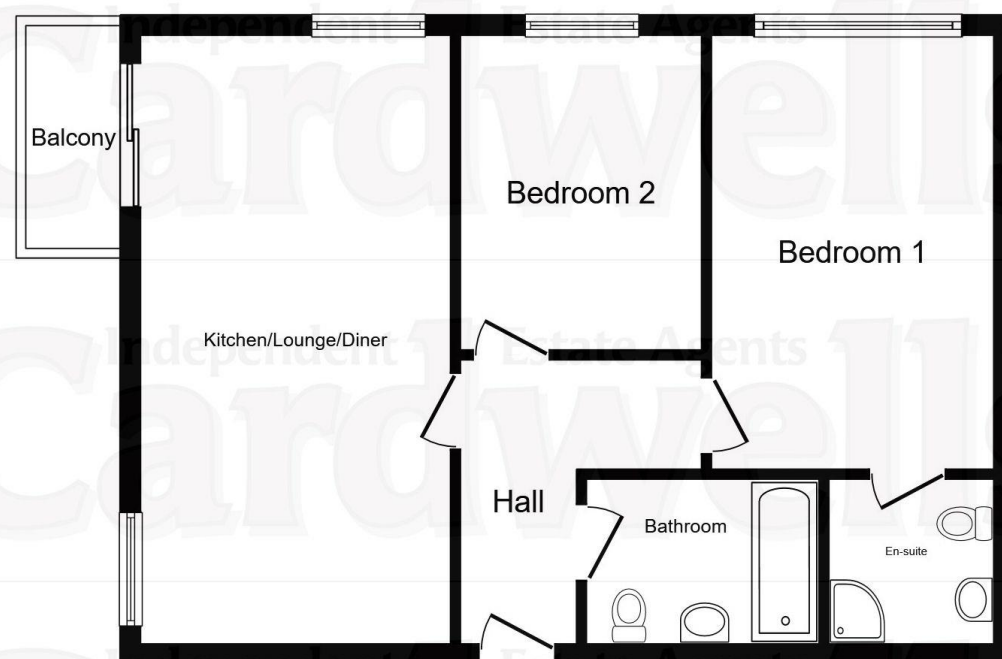


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Floor Plan

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 www.cardwells.co.uk

LINWOOD HOUSE, SEYMOUR ROAD, BOLTON, BL1 8JW



- Second floor apartment
- Two double bedrooms
- En-suite and family bathroom
- Secure entry system
- Serviced by a lift
- Communal gardens
- Close to local amenities
- Viewing recommended



£90,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

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Offered for sale with NO ONWARD CHAIN is this well presented second floor apartment located just off Seymour Road in Astley Bridge. The property is located close to many local amenities including Asda, commuter routes also being in close proximity. The property is access via a secure entry door to a communal entrance and is serviced by a lift. Internally the accommodation is very well proportioned and comprises an entrance hallway, open plan kitchen/living room, two double bedrooms with the master having an en-suite and a good sized three piece family bathroom. Externally there are well kept and communal gardens surrounding the building with resident parking readily available. For more 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 hall: Downlights, radiator, intercom.

Kitchen.living room: 21' 0" x 10' 8" (6.40m x 3.26m) Downlights, radiator, double glazed sliding doors leading onto the balcony, dual aspect double glazed windows to the front and the side, range of fitted wall and base units with extractor fan, integrated gas hob and electric oven, space for a washing machine and under counter fridge and freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the kitchen walls.

Bedroom 1: 14' 11" x 9' 9" (4.55m x 2.97m) Ceiling light point, double glazed window to the side, radiator, door leading into the ensuite.

En suite: 6' 3" x 5' 9" (1.91m x 1.75m) Downlights, extractor fan, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled floor with splashback to the walls.

Bedroom 2: 10' 11" x 8' 4" (3.32m x 2.55m) Ceiling light point, radiator, double glazed window to the side.

Family bathroom: 7' 5" x 5' 9" (2.26m x 1.75m) Downlights, extractor fan, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, tiled floor with splashback to the walls.

Outside: There are well kept and communal gardens surrounding the building with resident parking readily available.

Viewing: 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 indicates the property is Leasehold, 250 years (less 1 day) from 31 July 2007, we are advised the ground rent is £175, this is subject to review however on previous reviews it has not been increased.

Management fees: To be advised

Council tax; Cardwells estate agents Bolton research indicates the property is band B annual charges of £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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

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

