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HEATON COURT GARDENS, CHORLEY NEW ROAD, HEATON, BL1 5DG



- Lovely two bedroom apartment
- 1st floor with no neighbour below
- Superbly maintained over 55s development
- uPVC D.G, gas combi C.H, no upward chain
- 2 fitted bedrooms, large lounge/diner
- Allocated parking near property
- Superb location off Chorley New Road
- Viewing highly recommended



Offers Over £120,000

BOLTON

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 T: 01204 381 281
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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A two bedroom first floor property with no residential neighbour immediately below, situated in this much admired development specifically for those aged 55 or over, located just off Chorley New Road and ideally placed for easy access to the areas wonderful amenities, Houses of worship, shops, transport links, the town centre of Bolton, Middlebrook retail and leisure Park And access to some beautiful countryside are all within easy reach. The accommodation briefly comprises: ground floor entrance hallway with stairs off up to the first floor, hallway, generous lounge diner with uPVC bay window to the front and a marble fireplace, fitted kitchen, two fitted bedrooms and a modern shower room suite. Externally there is an allocated car parking space and the property enjoys use of the very well maintained communal gardens. The apartments benefits from uPVC double glazing, a modern gas combination central heating boiler and importantly is offered for sale with no further upward chain delay. There is a great deal to admire and a viewing comes with our highest recommendations. In first instance there is a walk-through viewing video available to watch and then an in-person viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting:www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance level:

Ground floor entrance: On the ground floor level there is an entrance area and then the stairs lead up to the first floor with a landing area and the door off to the hallway.

First floor accommodation:

Hallway: 8' 10" x 5' 1" (2.688m x 1.541m) Telephone entrance system, loft access point.

Lounge diner: 20' 4" x 11' 8" (6.188m x 3.552m) uPVC bay window to the front which enjoys the aspect over the communal garden areas, two radiators, marble fireplace with detailed surround, matching wall lights.

Kitchen: 10' 10" x 9' 2" (3.313m x 2.801m) Measured at maximum points. The kitchen is fitted with matching: drawers, base and wall cabinets, stainless steel sink and drainer, wall mounted Potterton Combi HE plus boiler, ceramic wall tiling, uPVC window, radiator.

Bedroom 1: 17' 4" x 10' 8" (5.292m x 3.258m) Measured at maximum points. Professionally fitted bedroom furniture giving wardrobes and storage space to one wall and matching chest of drawers to create a generous dressing area, uPVC window, radiator.

Bedroom 2: 8' 7" x 7' 2" (2.608m x 2.189m) Professionally fitted bedroom furniture to one wall providing wardrobe/storage space, radiator, uPVC window.

Shower room: 7' 2" x 5' 4" (2.186m x 1.632m) A modern three-piece shower room suite comprising: corner shower enclosure with electric shower, pedestal wash hand basin and dual flush WC, heated towel rail, uPVC window, extractor, ceramic wall tiling.

Car parking: We are advised that the allocated car parking space is numbered 30. This is positioned to the rear of the property and close to the entrance.

Chain details: We understand that's the property will be sold with no further upward chain delay.

Management fees: Cardwells estate agents Bolton are advised that the management fees are £2173.44

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is leasehold which runs until April 2113

Bolton council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B, which is at an approximate annual price of around £1,763

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is within the Chorley New Road conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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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