

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

- Ground floor two bedroom apartment
- Hallway/open plan lounge dining kitchen
- Two bedrooms/ensuite to the master
- Warmed by electric heating/upvc dg
- One allocated parking space
- Well maintained communal areas
- Close to excellent amenities/schools
- Sought after development



£110,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton offer to the market this ground floor two bed apartment on the ever popular Astley Brook Close development. In close proximity to the areas popular bars and restaurants, local nurseries and schools with excellent transport links all within a short commute. Warmed by electric heating and UPVC double glazed throughout, the apartment briefly comprises communal reception area, timber door giving access to the apartment itself, reception hallway, open plan lounge dining kitchen, two good bedrooms, the master having an en-suite and a well appointed three piece bathroom suite. The outside has one allocated car parking space and there are very well maintained communal areas. To arrange a personal inspection, please contact Cardwells Estate Agents Bolton, seven days a week on 01204381281 or via email bolton@cardwells.co.uk.

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 16' 7" x 10' 0" (5.05m x 3.05m) Wall mounted heater, cupboard housing the hot water tank and heating system.

Lounge dining kitchen 20' 10" x 17' 3" (6.35m x 5.25m) Open plan design comprising professionally fitted kitchen, lounge dining area, UPVC double glazed window, wall mounted electric heater.

Bedroom One: 8' 11" x 13' 1" (2.72m x 3.98m) Two UPVC double glazed windows, wall mounted heater.

En suite: 5' 6" x 6' 3" (1.68m x 1.90m) Three piece suite comprising wc, pedestal wash hand basin, walk in corner shower cubicle with mixer shower, wall mounted heated towel rail.

Bedroom Two: 8' 11" x 9' 5" (2.72m x 2.87m) uPVC double glazed window, wall mounted heater.

Family Bathroom: 6' 3" x 6' 6" (1.90m x 1.98m) Three piece suite comprising wc, pedestal wash hand basin, bath, partial wall tiling, wall mounted heated towel rail.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 49m².

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 125 years from 01.01.07

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1757.00 per annum.

Flood Risk: 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.

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 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: 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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