

HOLMEBROOK DRIVE, HORWICH, BL6 6RH



- Stylish ground floor apartment
- No upward chain involved
- 2 bedrooms, modern interior
- Popular & convenient location
- Close to Middlebrook retail park
- Walking distance to train station
- Ideal 1st time buy or buy to let
- 2 allocated parking spaces



Offers Over £150,000

BOLTON

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

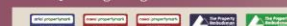
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with no upward chain involved this stylish and modern ground floor apartment, is situated in a popular and convenient location. Middlebrook retail park and links Parkway train station is within walking distance. The motorway network giving access throughout the northwest, is also close by. The property would make an ideal first time purchase or perhaps as a buyer to let investment. Viewing is highly recommended to fully appreciate this lovely apartments, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises; Entrance hall, Lounge/dining room a fitted kitchen, two bedrooms and a bathroom. The property also benefits from uPVC double glazing and gas central heating

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: Radiator, built-in storage cupboard, doors lead to,

Lounge: 18' 4" x 10' 6" (5.58m x 3.20m) uPVC double glazed bay window front aspect, uPVC double glazed window side aspect, feature limestone fireplace incorporating an electric fire, two radiators, coving to the ceiling.

Kitchen: 12' 3" x 7' 3" (3.73m x 2.21m) uPVC double glazed window aspect, range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, four ring gas burner hob, concealed extractor hood above, space for a washing machine and a fridge freezer, tiled floor, radiator, inset spotlights to the ceiling.

Bedroom 1: 12' 7" x 10' 0" (3.83m x 3.05m) uPVC double glazed window front aspect, radiator below, fitted wardrobes, coving to the ceiling.

Bedroom 2: 12' 3" x 11' 3" (3.73m x 3.43m) uPVC double glazed window rear aspect , radiator below.

Bathroom: 12' 3" x 6' 3" (3.73m x 1.90m) uPVC frosted double glazed window, rear aspect, modern white suites comprising, enclosed bath with mixer tap and a separate shower unit above, close coupled WC, wash basin with mixer tap, tiling to the walls, radiator fitted storage cupboard, inset spotlights to the ceiling.

Outside: Outside there are communal garden areas and a residence car park to the rear with two allocated parking spaces.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381128, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, service charge £115 pcm and £120 per annum ground rent. we understand there is 100 year lease

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763 per annum

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 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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