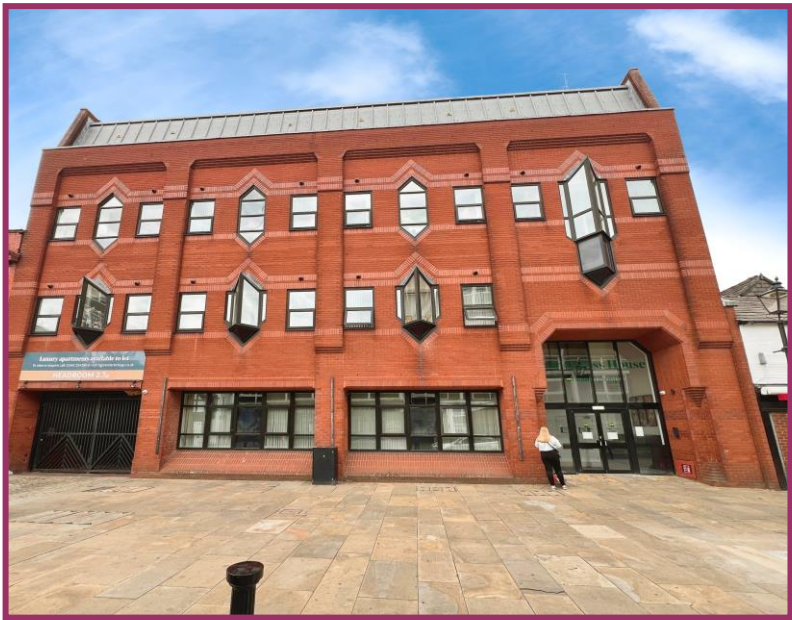


Floor Plan

STONECROSS CHURCHGATE, BOLTON, BL1 1HU



- Fourth floor apartment
 - One bedroom
 - Tenant in situ
 - Buy to let landlords
- Modern kitchen and bathroom
 - Lift access
 - Bolton town centre
 - Good access to amenities, commuter routes



£85,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Great opportunity for a Buy To Let landlord to purchase this good sized one bedroom apartment which is to be sold with the Tenant In Situ. The property is ideally placed within Bolton town centre and is therefore close to many local amenities, shops and restaurants with Bolton train station and bus station being a short walk away which gives fantastic access to Manchester city centre. Situated on the fourth floor and serviced by a lift this superb apartment comprises a modern kitchen with dining space, lounge area, double bedroom and three piece family bathroom. For further 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 hallway: Downlights, storage cupboard.

Kitchen: 14' 0" x 14' 4" (4.26m x 4.36m) Downlights, range of fitted wall and base units with modern units and integrated appliances, perfect for cooking and entertaining.

Lounge: 13' 3" x 8' 9" (4.05m x 2.67m) Downlights, double glazed window to the rear, wall mounted electric radiator.

Bedroom: 18' 5" x 7' 1" (5.62m x 2.16m) Ceiling light point, double glazed window to the rear, wall mounted electric radiator.

Bathroom: 8' 3" x 5' 6" (2.51m x 1.68m) Downlights, three piece suite incorporating a wc, sink, panelled bath with mixer tap and shower above, wall mounted heated towel rail, tiled splashback to the walls.

Viewings: 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 shows the property is Leasehold 250 years from and including 1 January 2020. We are advised the ground rent is £250 per annum, the service charge is £1800 per annum.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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 in a conservation Churchgate 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

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.

