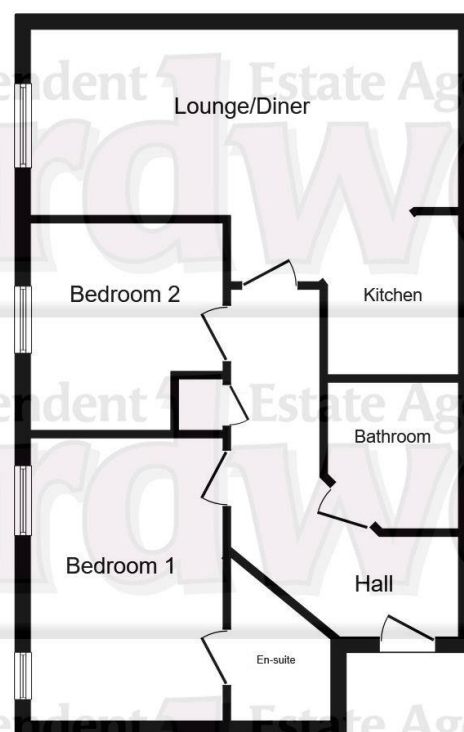




Floor Plan

ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BL1 8RT



- No onward chain
- Beautifully presented throughout
- Ground floor apartment
- Two good sized bedrooms
- En-suite and family bathroom
- Open plan living/kitchen area
- Allocated parking space
- Great local amenities and



£115,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this beautifully presented ground floor apartment located within the popular Astley Brook development. The property would suit either a first time buyer, young couple or a Buy To Let investor. Internally the property is very well presented and the accommodation comprises an entrance hallway, open plan living/dining/kitchen area with two good sized bedrooms, en-suite and family bathroom. The property is situated close to many local amenities and is ideally located within walking distance to The Valley leisure complex and is within a short drive of St Peter's Way and Bolton town centre. Externally the property comes with one allocated parking space with plenty of visitors spaces and access to communal gardens. For further information or 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: Ceiling light points, intercom system, wall mounted electric heater, storage cupboard.

Open plan lounge diner: 20' 7" x 9' 11" (6.28m x 3.03m) Ceiling light points, double glazed window, wall mounted electrical heaters, laminate effect flooring, open into the kitchen area.

Kitchen area: 9' 11" x 6' 1" (3.02m x 1.86m) Ceiling light point, laminate effect flooring, range of fitted wall and base units with integrated extractor fan, electric hob, electric oven, washing machine, 1 1/2 bowl stainless steel sink with mixer tap and drainer, space for a fridge freezer, tiled splashback to the walls.

Bedroom 1: 12' 10" x 8' 9" (3.91m x 2.67m) Ceiling light point, double glazed windows, wall mounted electric heater, door to the en-suite.

En suite: 6' 5" x 4' 9" (1.96m x 1.46m) Ceiling light point, extractor fan, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled splashback to the walls.

Bedroom 2: 9' 4" x 8' 9" (2.85m x 2.67m) Ceiling light point, double glazed window, wall mounted electric heater.

Bathroom: 6' 6" x 6' 3" (1.98m x 1.90m) Ceiling light point, wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin, panel bath with mixer tap, tiled splashback to the walls.

Outside: The property comes with one allocated parking space with plenty of visitors spaces and access to communal gardens.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from and including 1 January 2007

Service Charge & Ground Rent: The vendor informs us they pay £240 quarterly. The ground rent is £125 per annum.

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

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

