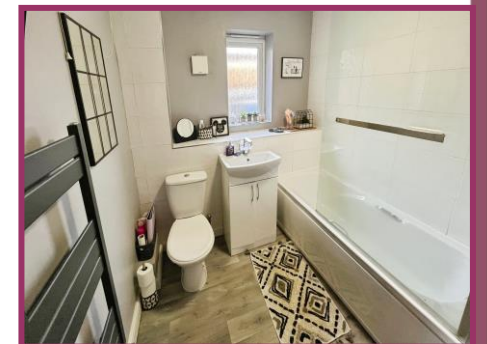


DEAN COURT, BOLTON, BL1 2SA



- Spacious ground floor apartment
- Two double bedrooms
- Gas central heating
- Recently modernised kitchen
- Beautiful communal gardens
- Plenty of communal parking spaces
- Close to many amenities
- Great for the commuter



£100,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Conveniently located just a short distance from Bolton town centre is this spacious ground floor apartment. This beautiful apartment offers superb space throughout with two double bedrooms, three piece bathroom suite, recently fitted kitchen with ceramic Belfast sink and a large kitchen/diner. The property is located close to Bolton Gate Retail Park and is wonderfully placed for amenities and commuter links. Externally there are well kept communal gardens with plenty of communal parking spaces. 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: Ceiling light point, radiator, laminate effect flooring, storage cupboards.

Lounge/diner: 18' 2" x 13' 3" (5.54m x 4.04m) Double glazed window, radiator, ceiling light point.

Kitchen: 9' 10" x 7' 11" (2.99m x 2.42m) Double glazed window, beautifully presented kitchen with a range of units incorporating a ceramic Belfast sink, space for an electric oven, washing machine, fridge/freezer, ceiling light point.

Bedroom 1: 11' 10" x 11' 11" (3.60m x 3.64m) Ceiling light point, radiator, laminate effect flooring, double glazed window.

Bedroom 2: 10' 5" x 7' 10" (3.17m x 2.39m) Ceiling light point, double glazed window, laminate effect flooring, radiator.

Bathroom: 9' 1" x 6' 11" (2.76m x 2.10m) Double glazed window, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower above, wall mounted vertical ladder radiator, extractor fan, ceiling light point.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold, 215 years from the 13 October 2022

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

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

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

