



SPRING VALE, EDGWORTH, BL7 0FS



- Stylish ground floor apartment
- Exclusive development in Edgworth
- Close to beautiful countryside
- Two fitted double bedrooms
- En suite shower room
- Allocated car parking
- Council tax Band B
- Viewing recommended



£200,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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



Situated in the heart of the picturesque village of Edgworth and on the cusp of beautiful agricultural land is this modern two bedroom ground floor apartment. The first class amenities of Edgworth are within walking distance, and include: restaurants/pubs, Edgworth Cricket club, shops, sporting facilities and of course the beautiful countryside. Entwistle train station is within reach which is on the Blackburn to Manchester line, while commuting by car is easy to: Bolton, Bury, Blackburn and Darwen. The property is well presented throughout and briefly comprises: entrance hallway, quality fitted kitchen complete with integrated appliances, open plan lounge/diner, inner hallway with utility cupboard, fitted master bedroom with ensuite shower room off, double second bedroom with built-in wardrobe/storage base and a modern white three-piece bathroom suite. Externally there is allocated car parking and there are visitors car parking spaces. The property is offered complete with blinds, curtains, light fittings and stylish yet neutral decorations throughout. A Vent Axia air extraction system has been professionally fitted in the Winter of 2023 for the avoidance of future condensation and moisture niggles. This is a superb property within an exclusive rural development and viewing is highly recommended to avoid disappointment. In the first instance a walk-through viewing video is available to watch and then a personal viewing visit can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

ENTRANCE HALL : 7' 2" x 3' 10" (2.18m x 1.17m) Electric heater, alarm

LOUNGE : 14' 9" x 14' 2" (4.5m x 4.32m) uPVC double glazed patio door to Juliette balcony, contemporary decorations, telephone entrance system, electric wall heater, opens directly into the kitchen

KITCHEN : 8' 5" x 9' 0" (2.57m x 2.74m) Beautiful modern professionally fitted kitchen complete with integrated dishwasher, built under oven/grill, 4 ring electric hob with chimney style extractor over, an excellent range of matching drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, and contrasting work surfaces which extend into a breakfast bar.

HALL : 9' 1" x 3' 8" (2.77m x 1.12m) Utility cupboard off, with plumbing for automatic washing machine, a Vent Axia air extraction system has been professionally fitted in the Winter of 2023 for the avoidance of future condensation and moisture niggles.

BEDROOM 1 : 13' 9" x 11' 4" (4.19m x 3.45m) Professionally fitted modern mirrored furniture to one wall, giving excellent storage space, drawers and hanging rails, uPVC double glazed window, electric heater.

EN-SUITE : 8' 1" x 3' 10" (2.46m x 1.17m) Modern en-suite shower room with large shower cubicle, wash basin and w.c. ceramic wall and floor tiling, mirrored wall, heated towel rail.

BEDROOM 2 : uPVC double glazed window with fitted blinds, fitted mirrored furniture, giving drawers, shelving and hanging rails, electric heater.

BATHROOM : 6' 10" x 6' 1" (2.08m x 1.85m) Superb modern white bathroom suite comprising : w.c. wash basin and bath, ceramic wall and floor tiling, heated towel rail, large mirror to one wall.

GARDENS : Communal gardens to the property

PARKING : Parking space No 2. there are several visitors parking spaces too.

VIEWINGS All viewings are by advance appointment with Cardwells Estate Agents, Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

COUNCIL TAX BAND Cardwells Letting Agents Bolton research shows the property is in band B annual cost of £1818.

TENURE: Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from 1 January 2008

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 Bury 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 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

