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**THE PICTURE HOUSE, BRADSHAWGATE, BOLTON, BL1 1QD**



- Spacious 2 bed apartment
- Shared ownership or 100% purchase
- Town centre location,
- Situated on 3rd floor
- Open plan living space, balcony
- Excellent facilities on the doorstep
- Communal lift
- Ideal 1st time purchase



**Shared Ownership £35,000**

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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. C W Pearson.

A purpose built apartment situated in the heart of Bolton town centre with all the great facilities on the doorstep. This two bedroom third floor flat is deceptively spacious and is offered for sale on a 50% ownership basis with the possibility of purchasing 100% currently at £70,000. The well proportioned accommodation briefly comprises; Entrance hall, open plan living, dining, kitchen room with a balcony with some lovely aspects, two bedrooms and a modern shower room. There is a communal lift to all floors, electric heating and double glazing.

To view please call Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk) 7 days a week.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Front door leading to

#### **Entrance hall:**

**Living room/dining room:** Double glazed door leading out onto a wooden decked balcony, two wall mounted electric heaters, open plan through to

**Kitchen area:** Range of modern fitted wall and base units with complimentary working surfaces and splash back's, built in oven and grill, inset four ring electric hob with a stainless steel extractor canopy above, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a fridge freezer, space for a washing machine, inset spotlights to the ceiling, tiled floor.

**Bedroom 1:** uPVC double glazed window rear aspect, wall mounted electric heater

**Bedroom 2:** uPVC double glazed window front aspect, wall mounted electric heater.

**Shower room:** Modern white suite comprising shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor and walls, wall mounted towel rail, inset spotlights, extractor fan.

**Price:** Shared ownership £35,000

**Note:** £360 pcm rent and service charge.

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk) 7 days a week.

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**Please note: all viewings are by appointment only through our BOLTON Office**