



## Blackburn Road, Bolton, BL1 7LS

### £900

**AMAZING MODERN PROPERTY SITUATED IN THE HEART OF TOWN**  
 Welcome to this charming property located on Blackburn Road in Bolton. This delightful apartment boasts a spacious and modern design, perfect for those seeking comfort and style.

Upon entering, you are greeted by a large open plan kitchen living space, ideal for entertaining guests or simply relaxing with your loved ones. The property features two cosy bedrooms, offering a peaceful retreat at the end of a long day.

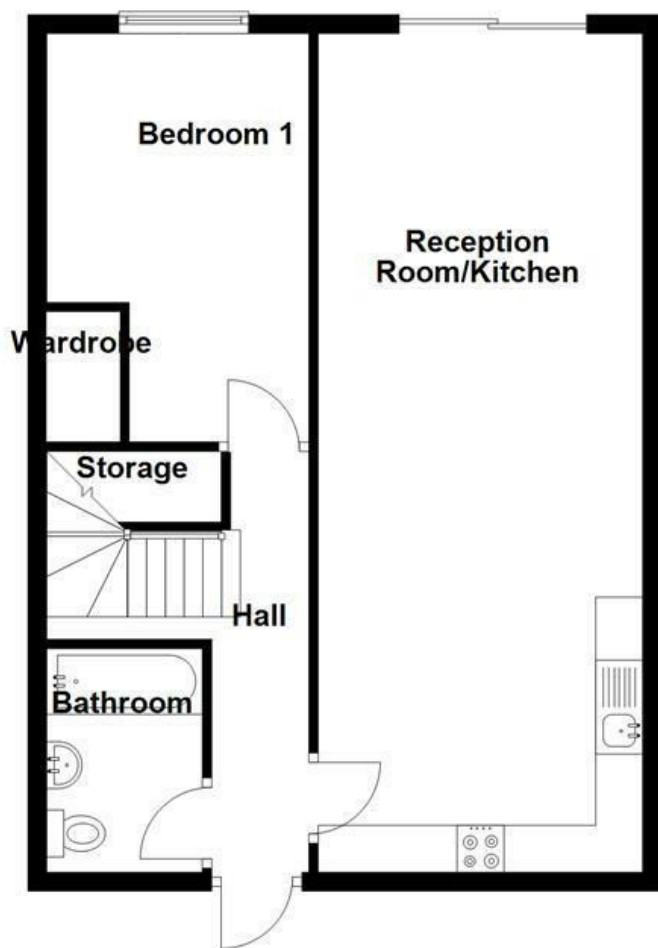
One of the highlights of this property is the fantastic private balcony space, where you can enjoy your morning coffee or unwind in the evening while taking in the views. Additionally, the private parking and gated entry to the compound provide convenience and security for residents.

This property offers 797 sq ft of living space, creating a comfortable environment for you to call home. Situated close to local amenities, you'll have everything you need right at your doorstep.

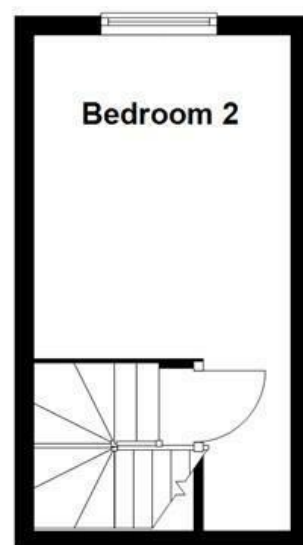
Don't miss out on the opportunity to make this lovely property your own. Contact us today to arrange a viewing and experience the charm of Blackburn Road for yourself.

If you would like any further information or have any questions at all please feel free to contact our Lettings branch at your convenience.

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Blackburn Road, Bolton, BL1 7LS

£900



- Tenure Leasehold
- Council Tax Band B
- EPC Rating B
- Two Bedrooms
- Private Parking
- Gated Entry
- Ideal Home For A Couple Or Single Occupancy
- Private Balcony space
- Viewing Essential
- Easy Access To Major Commuter Routes

## Communal Entrance

### Entrance

Door to hall.

### Hall

14'9 x 3'5 (4.50m x 1.04m)

Electric radiator, smoke alarm, doors to bathroom, reception room/kitchen and two bedrooms.

### Bathroom

4'9 x 5'5 (1.45m x 1.65m)

Extractor fan, central heating towel rail, panelled bath with overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC and part tiled elevation.

### Reception Room/Kitchen

29'4 x 11'4 (8.94m x 3.45m)

UPVC double glazed sliding door to rear, high gloss wall and base units, laminate work tops, oven with four ring electric hob, extractor hood, integrated fridge freezer, stainless steel sink and drainer with mixer tap, tiled splash back, integrated dish washer, plumbed for washing machine, electric radiator, electric fire with glass surround and television point.

### Bedroom One

13'11 x 9'1 (4.24m x 2.77m)

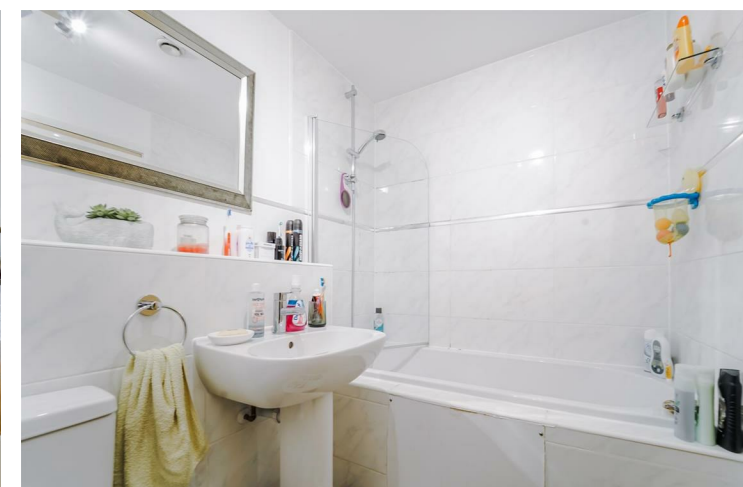
UPVC double glazed window, electric radiator and fitted wardrobe.

### First Floor

### Bedroom Two

17'1 x 9'2 (5.21m x 2.79m)

UPVC double glazed window and electric radiator.



Tel:

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)