



### 7 Ceres Chase Bolton, BL4 9EW

**£99,950**

A well presented, 2 bedroom, modern, top floor apartment, with allocated car parking, located at Ceres Chase in the Farnworth area of Bolton in Greater Manchester. Offering excellent transport links to the M60/M61 motorway junctions and close by to Farnworth train station and Bolton Hospital. Briefly comprises of the following, a secure key entry communal area, entrance hallway, spacious lounge with plenty of space for modern furniture, open plan modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, 2 double sized bedrooms and a modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Leasehold, ground rent is £125 per annum. Lease has over 200 years left on it. Sold with no onward chain



## ACCOMMODATION

### **Lounge** 17' 1" x 10' 1" (5.2m x 3.07m)

A spacious lounge with plenty of space for modern furniture to fit easily. Decorated in neutral colours with a aqua blue feature wall and a charcoal grey carpet. An open plan kitchen leads off to the right. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Open plan Kitchen** 8' 10" x 7' 4" (2.68m x 2.24m)

An open plan kitchen in black with contrasting grey worktops. Comes with an integrated gas hob, electric oven and a chrome extractor hood. Plumbed in for a washing machine and space for a tall fridge freezer. A double glazed window is fitted to the rear aspect.

### **Master bedroom** 10' 9" x 13' 9" (3.28m x 4.18m)

A double sized master bedroom to the front of the property. Decorated in neutral colours with a yellow feature wall and a charcoal grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 3" x 7' 1" (3.13m x 2.17m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a charcoal grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 5' 6" x 7' 0" (1.67m x 2.13m)

A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Decorated in neutral colours with a tiled feature wall around the bath tub. Warmed by a gas central radiator.

### **Entrance Lobby/Hallway** 11' 1" x 8' 10" (3.39m x 2.69m)

The entrance lobby and hallway into the apartment. Decorated in pink with a charcoal grey carpet.

### **Secure Key entry Communal area**

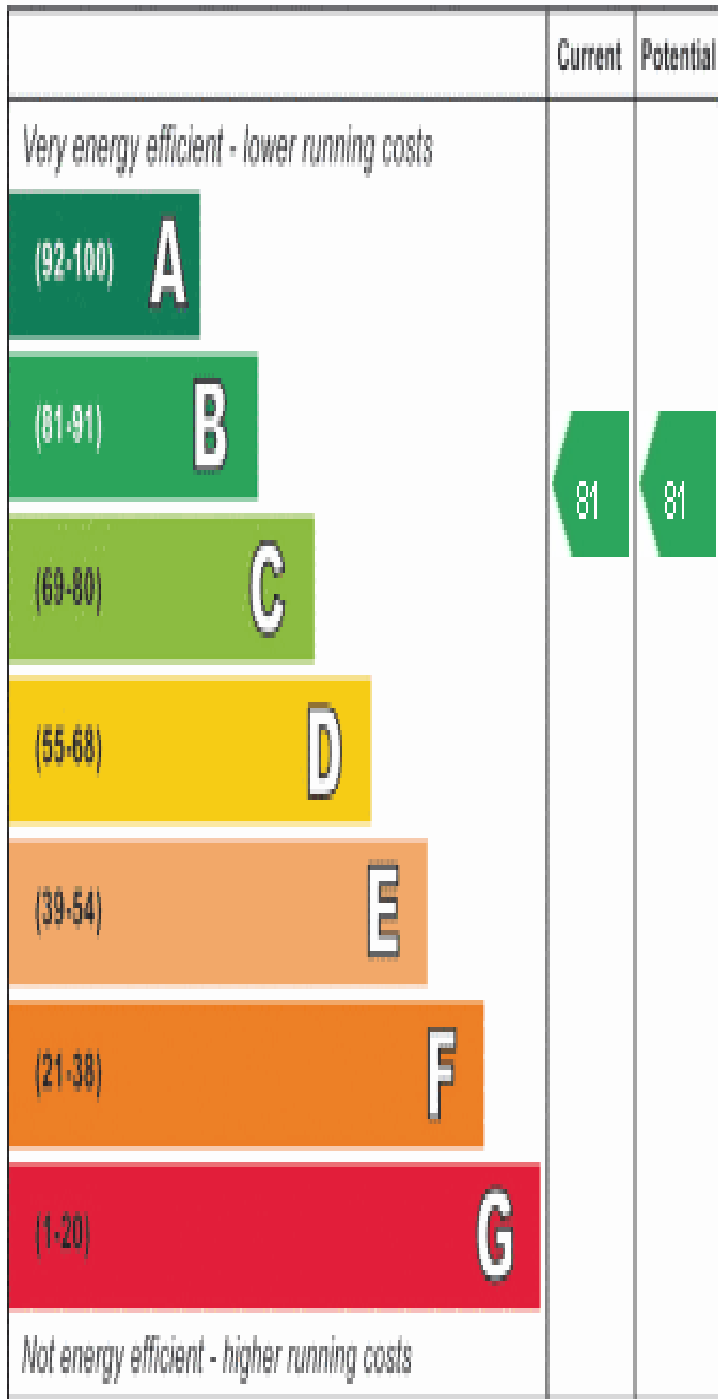
A secure key entry communal area, with a key pad buzzer system allowing communication with the apartment occupier.

### **Allocated Car Parking to the rear.**

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# Energy Efficiency Rating

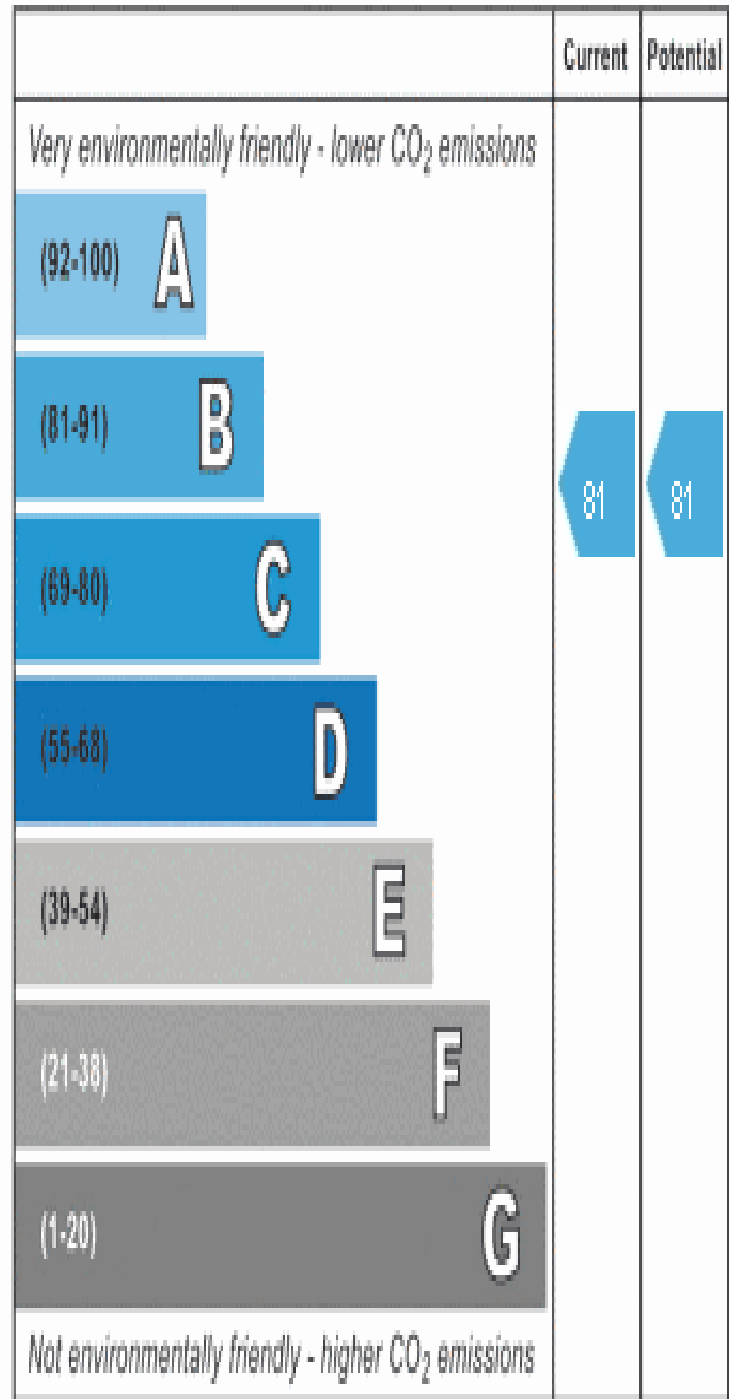


England, Scotland & Wales

EU Directive  
2002/91/EC

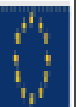


# Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC



Reference:

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