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63 ASTLEY BROOK CLOSE  
Bolton, BL1 8RT  
£100,000



# 63 ASTLEY BROOK CLOSE

## Property at a glance

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS (MASTER EN SUITE)
- IDEAL FOR DOWNSIZERS OR FTB
- ALLOCATED PARKING

A Ground Floor two double bedroom (with en suite) ground floor apartment located in the Astley Bridge area of Bolton. The property would be an ideal buy to let investment, FTB, or a new home for someone looking for ground floor living and has good local amenities within walking distance including shops, restaurants and schools. There are good commuting facilities with main road links to Bolton and Manchester, as well as Hall i' th' Wood train station which has trains direct to Manchester. The apartment comprises two double bedrooms (master en suite), bathroom, hallway and an open plan living area. The apartment has pleasant views to the rear. Externally there are communal gardens and an allocated parking space.

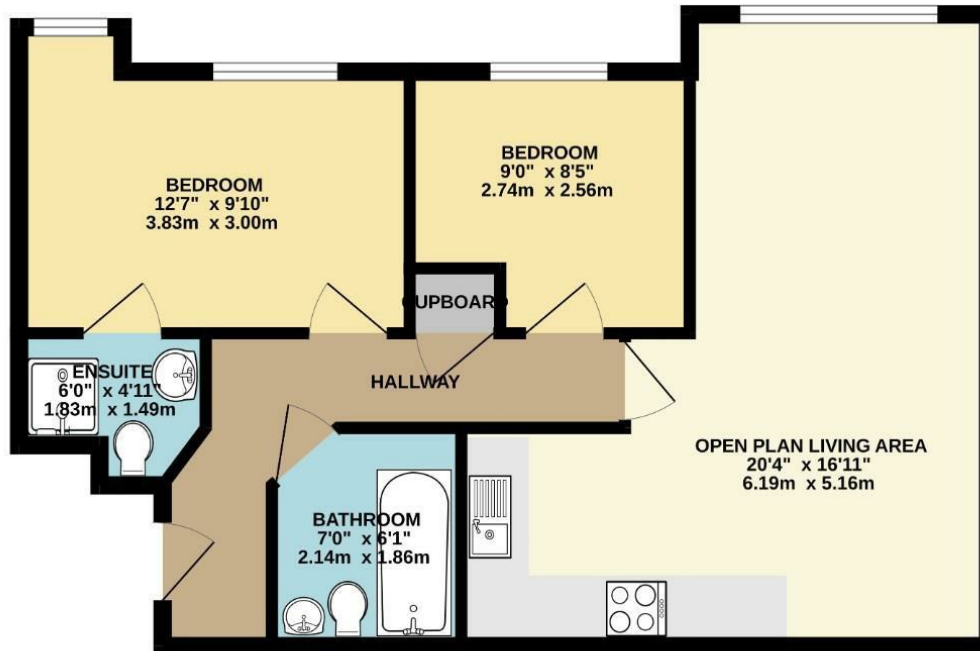
Leasehold 125 years from 2007  
Ground Rent £125 per annum  
Management Charge £80pcm approx  
EPC D







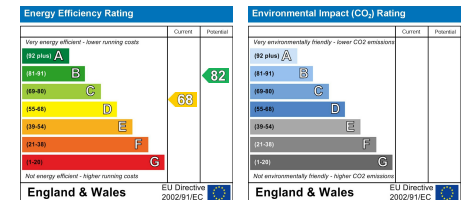
GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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