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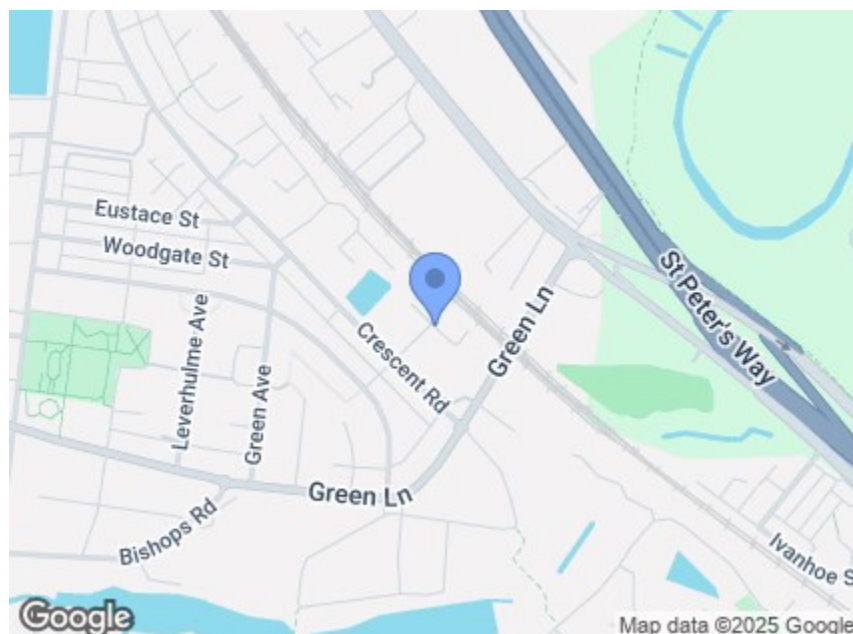


210 Lilac Gardens , Bolton, BL3 2NL

£88,000



- Well-presented two-bedroom first floor apartment in Great Lever, Bolton
- Spacious open plan lounge and dining area with Juliette balcony
- Two well-proportioned bedrooms and modern bathroom with overhead shower
- Allocated parking space and access to attractive communal gardens
- No onward chain
- Fully fitted kitchen with integrated appliances
- Gas central heating and full double glazing throughout
- Tenure - Leasehold, Council Tax - Bolton band A, EPC rated B



Directions

Postcode - BL3 2NL What three words -
///posts.waddled.salt

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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210 Lilac Gardens

, Bolton, BL3 2NL

A well-presented two-bedroom first floor apartment, located on Lilac Gardens just off Ramswell Close in the popular Great Lever area of Bolton. Sold with no onward chain. For landlords, it offers a ready-made, turnkey addition to a portfolio, while those looking to move in can enjoy a well-situated home close to key amenities. Ideally positioned for professionals, the apartment is within walking distance of Bolton Royal Hospital and just five minutes from the town centre. The M61 and wider motorway network are also easily accessible for commuters.

The apartment features a spacious open plan lounge and dining area with a Juliette balcony overlooking the communal gardens, a fully fitted kitchen with integrated appliances, two well-proportioned bedrooms, and a modern bathroom with a bath and overhead shower. Additional benefits include full double glazing, gas central heating, an allocated parking space, and access to well-maintained communal gardens.

Ground rent - £250 per yr
Service Charge - £1284 per yr

Living Room

Rear facing uPVC patio doors with a Juliette balcony overlooking the communal gardens, radiator, central ceiling light and power points



Kitchen

With a side facing UPVC window, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with gas hob and extractor hood, plumbing for a washing machine and space for a fridge freezer.



Bedroom One

Rear facing uPVC window, radiator, central ceiling light and power points



Bedroom Two

Rear facing uPVC window, radiator, central ceiling light and power points



Family Bathroom

Partially tiled with a three piece bathroom suite including a panel enclosed bath with an electric shower above, WC and hand wash basin with pedestal.

