

Ruskin Court, Bolton, BL4 9EQ Price £115,000

A SUPERB, SPACIOUS, TWO BEDROOM, GROUND FLOOR APARTMENT situated on a modern development in a sought-after area within Farnworth. Situated just off Long Causeway it is within walking distance to Farnworth Town Centre as well as having great access to local amenities, bus routes, trains, and the motorway networks (M60, M6, M61, M62). The property is also close to Bolton Hospital, Bolton Town centre and has great commuting links for access to Manchester City Centre and further a field. The property comprises; a hallway with a cupboard, an open plan kitchen/lounge/diner area, two bedrooms and a three-piece bathroom suite with a shower over the bath. The property benefits from gas central heating, double glazing, intercom access and externally there is an allocated car parking space.

This property is also suitable for investors as there is current tenancy in place.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. This property has no onward chain.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Kitchen

8'6" x 6'10" (2.60 x 2.10)

Dining Room/Lounge

17'0" x 9'6" (5.20 x 2.90)

Bedroom 1 (Main)

10'5" x 13'1" (3.20 x 4.00)

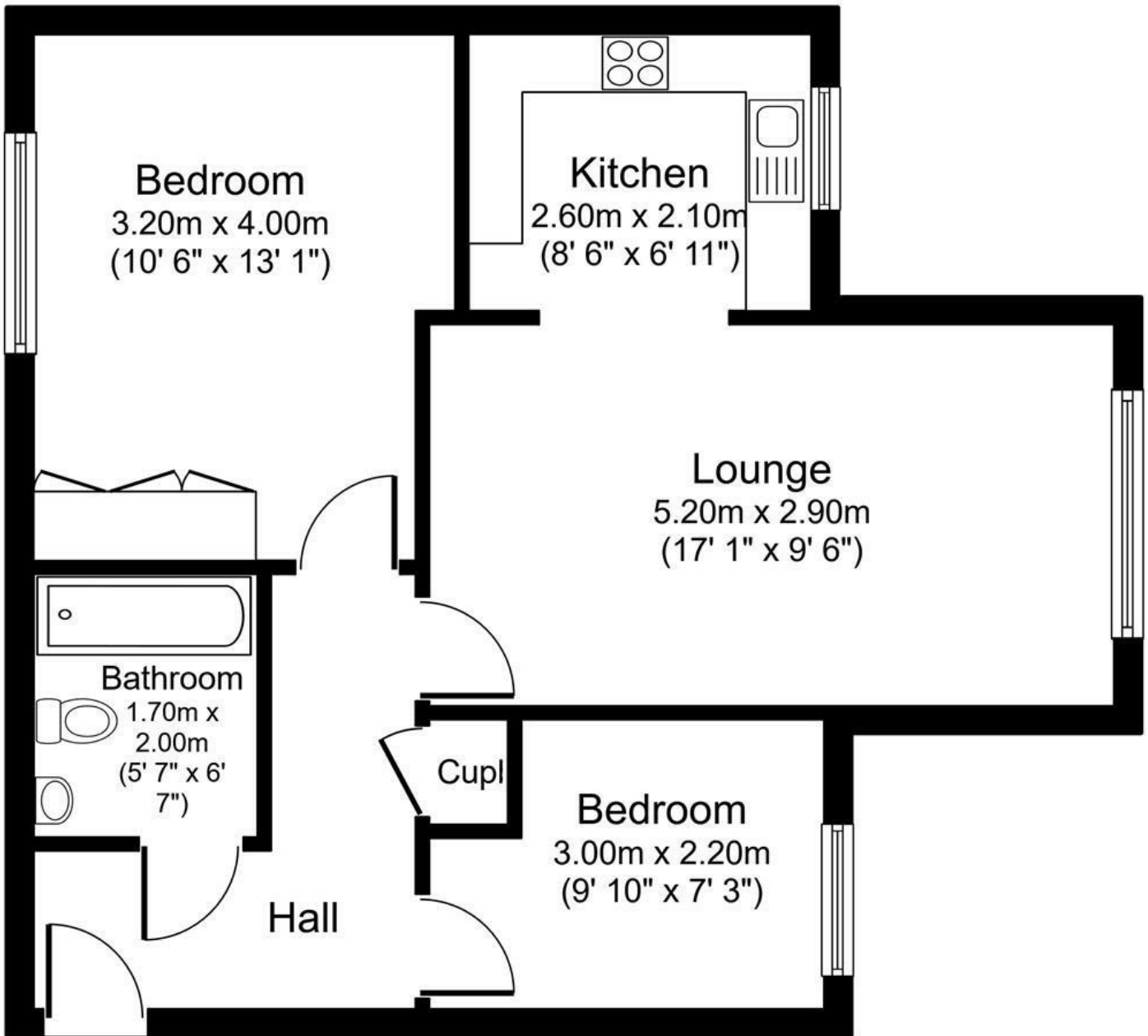
Bedroom 2

9'10" x 7'2" (3.00 x 2.20)

Bathroom

5'6" x 6'6" (1.70 x 2.00)

Total floor area 50.6 sq.m. (544 sq.ft.) approx



Floor Plan

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