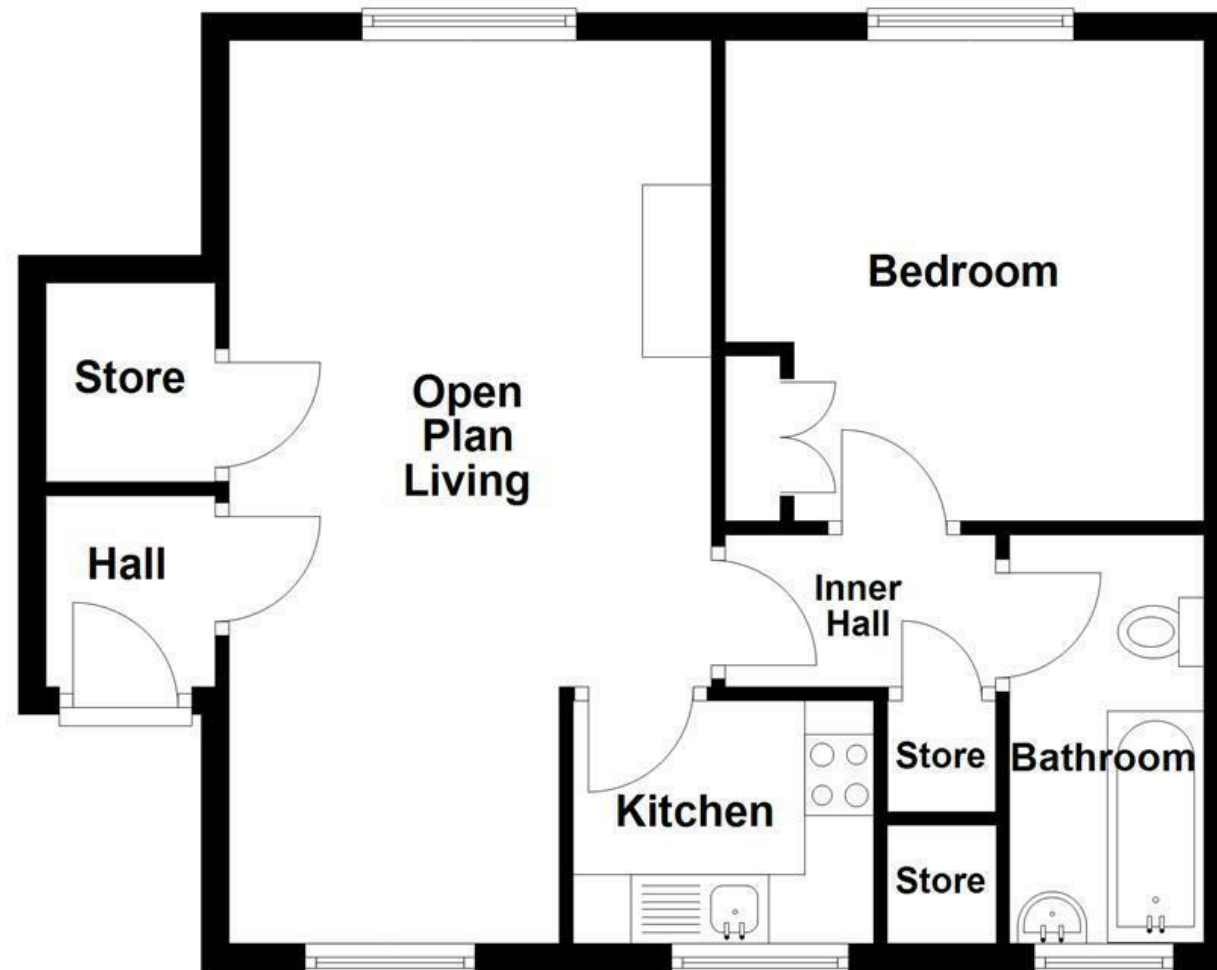


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

Westgate Avenue, Bolton, BL1 4RF

£85,000

A FANTASTIC ONE BEDROOM GROUND FLOOR APARTMENT

Keenans are pleased to offer to the sales market this one bedroom ground floor apartment, set in a quiet cul-de-sac location overlooking Queens park.

Within walking distance to Bolton Town Centre and close proximity to major commuter routes and local amenities. The property briefly comprises; open plan lounge/diner, kitchen, main bedroom and a three piece bathroom. Externally you will find communal gardens and car parking spaces.

Ideal investment opportunity or if looking to downsize.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience.

Westgate Avenue, Bolton, BL1 4RF

£85,000



- Ground Floor Apartment
- Quiet Location
- Communal Gardens and Parking
- EPC Rating D
- Open Plan Living
- Excellent Commuter Routes
- Tenure Leasehold
- Double Bedroom
- Walking Distance To Bolton Town Centre
- Council Tax Band A

Main Entrance

Composite door into communal hallway

Entrance

Hardwood door into hall.

Hall

Hardwood door into lounge/diner and intercom.

Lounge/Diner

21'6 x 11'1 (6.55m x 3.38m)

Two UPVC double glazed windows, two wall mounted heaters, feature fireplace with marble hearth, electric fire, TV point, doors to storage, kitchen, inner hall and wood effect laminate flooring

Kitchen

6'6 x 6'0 (1.98m x 1.83m)

UPVC double glazed window, a range of wall and base units, stainless steel sink, drainer and mixer tap, electric oven and four ring electric hob, part tiled splash backs, space for fridge/freezer and laminate flooring.

Inner Hall

Doors to bedroom, bathroom and storage.

Bedroom

11'5 x 10'8 (3.48m x 3.25m)

UPVC double glazed window, wall mounted heater and built in storage cupboards.

Bathroom

9'2 x 4'8 (2.79m x 1.42m)

UPVC double glazed high level frosted window, wall mounted heater, three piece bathroom suite comprising: dual flush W/C, pedestal wash basin, traditional taps, panelled bath with tradition taps, overhead electric feed shower, door to storage cupboard and laminate flooring.

Bathroom Storage Cupboard

Water tank and space and plumbing for washing machine.

External

Communal Gardens

Parking Spaces

Agents Notes

Council Tax Band A



Tel: 01617510340

www.keenans-estateagents.co.uk