



REDPATH LEACH

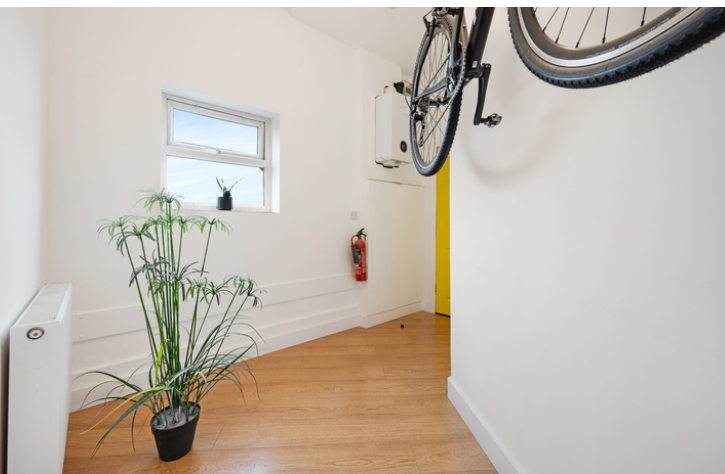
ESTATE AGENTS

FEATURES

- Spacious Top Floor Apartment
- Walking Distance to Local Amenities
- Stunning Standard of Presentation
- Modern Fitted Kitchen & Shower Room
- Two Double Bedrooms
- Allocated Off-Road Parking Facilities
- Ideal First Time Buy or Investment

HIGH STREET,
GOLBORNE

O/O £105,000



High Street, Golborne

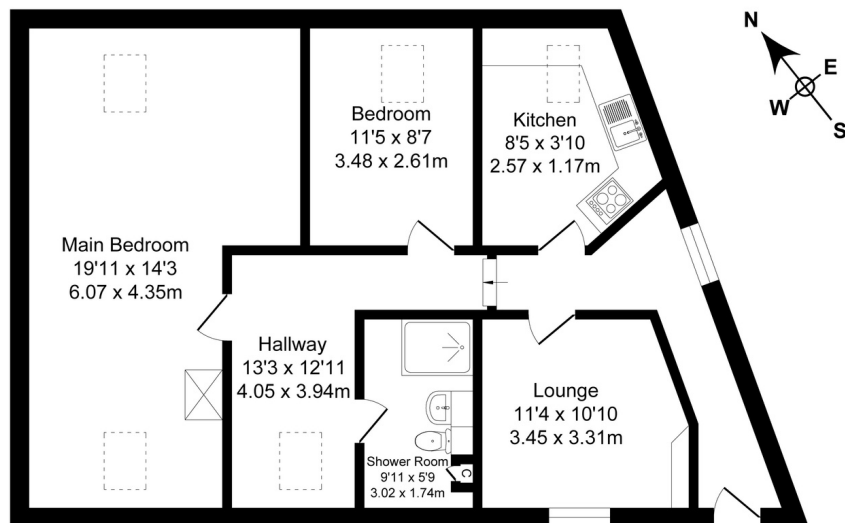




High Street, Golborne

Total Approx. Floor Area 882 Sq.ft. (81.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 882 Sq.Ft
(81.9 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Exemplifying the concept of a turn-key home, this fabulous two bed apartment is an absolute gem into which one simply needs to move in their furniture, sit back and relax. Exuding character and style in equal measure, this impeccably presented residence is reminiscent of a show home, having been beautifully maintained and improved by our client and sure to impress even the most discerning of buyers, whether it be a first time buyer looking to take that initial excitable leap onto the housing ladder or perhaps a buy-to-let investor looking to add to their existing rental portfolio.

In addition to its exceptional level of presentation, the property simply must be viewed to appreciate the generous levels of space and thoughtful design, occupying a top floor position within the former Railway Hotel, a landmark building which was sympathetically converted into a range of apartments in 2007, giving this characterful building a new purpose for the 21st century. Offering all the appointments one would expect of a modern home, the property has lost none of its character, with its rustic exterior brimming with charm and personality, whilst the interior spaces benefit from plenty of delightful original features.

Conveniently situated on the periphery of Golborne village centre, one has the reassurance of being within walking distance of a host of local shops and amenities, whilst the main road position provides superb public transport links. For those with a commute to consider, accessibility will score particularly highly, being only a few minutes' drive from the A580, ensuring major commercial centres, in particular Manchester and Liverpool, are within easy reach.

Internally, the generous living spaces extend to in excess of 880 square feet in total and have been the subject of a comprehensive programme of renovation in recent years, thoroughly transformed with a host of aesthetic improvements, including a new gas combination boiler and a new quality fitted kitchen and shower room, as well as full re-decoration and new floor coverings throughout. However, it is the flexibility of the floorplan which also appeals here, providing a plethora of configuration options for a new owner to utilise the living spaces to their own requirements.

One enters the building via the communal areas and proceeds up to the private second floor landing from where one can access the private living spaces: entering via the sizeable reception hallway, where one immediately remarks on the abundance of natural light which is so prevalent throughout, accentuated by the neutrality of the décor. One proceeds through into the stylish lounge, the Oak-effect wooden flooring linking the spaces seamlessly and which oozes a warm and inviting ambience which is perfectly conducive to a cosy evening with a film and a takeaway. The adjacent kitchen is beautifully appointed with a range of sleek wall and base units in matt white with contrasting laminated wooden work surfaces, and incorporates a host of integrated appliances, including electric oven, induction hob with concealed extractor hood, fridge and washing machine.

An inner hallway provides potential for use as a dining/study space, if required, as well as providing access to the two lovely double bedrooms, the largest of which extends to an impressive 19' in length and could easily be utilised as a beautiful main living area, if so desired, complete with its dual Velux windows and characterful beamed ceiling, with plenty of space to create a comfortable lounge and dining area. The accommodation is completed by the smart shower room, which is fitted with a three-piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and walk-in shower cubicle.

Externally, the property benefits from allocated parking facilities within the private car park.

We would highly recommend an internal inspection to fully appreciate the size and outstanding presentation of this delightful home.



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