



**52 Kirkhill Grange, Bolton, BL5 3ZE**

**£138,995**

COPELANDS are delighted to offer to the market this well presented two Bedroom GROUND FLOOR apartment located off Manchester Road within easy access to the M61 motorway network and all local amenities. Ideal investment or first time buyer opportunity. The position of this lovely apartment is at the end of the block and quite private with views of local farmland to the front. Briefly comprising of a spacious lounge, dining kitchen with integral appliances, two double bedrooms, master with en-suite and a family bathroom. Allocated parking space with additional visitor parking. **EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT**

### MAIN ENTRANCE HALL

Communal entrance area with intercom system, stairs leading to all floors.

### ENTRANCE HALL

Doors to bedrooms, bathroom, lounge and two storage cupboards.

### LOUNGE 17'4" x 10'3" (5.30m x 3.13m)

UPVC double glazed bay window to rear aspect, wall mounted electric heater, electric fire to modern surround, door to kitchen.

### DINING KITCHEN 11'3" x 9'10" (3.44m x 3.00m)

Fitted with a wide range of wall and base units with built in electric oven, hob and chimney style extractor, integrated fridge freezer, washer and dishwasher. UPVC double glazed window to rear aspect, wall mounted electric heater.

### MASTER BEDROOM 13'8" x 8'9" (4.19m x 2.67m)

UPVC double glazed window to front aspect, wall mounted electric heater. Fitted wardrobes and dressing table. Door to en-suite.

### EN-SUITE 6'1" x 5'10" (1.87m x 1.79m)

Enclosed shower cubicle, toilet and basin to vanity units. Wall mounted chrome heated towel rail. UPVC double glazed window to side aspect.

### BEDROOM TWO 10'9" x 9'10" (3.30m x 3.00m)

UPVC double glazed window to front aspect. Wall mounted electric heater.

### BATHROOM 6'8" x 6'1" (2.05m x 1.87m)

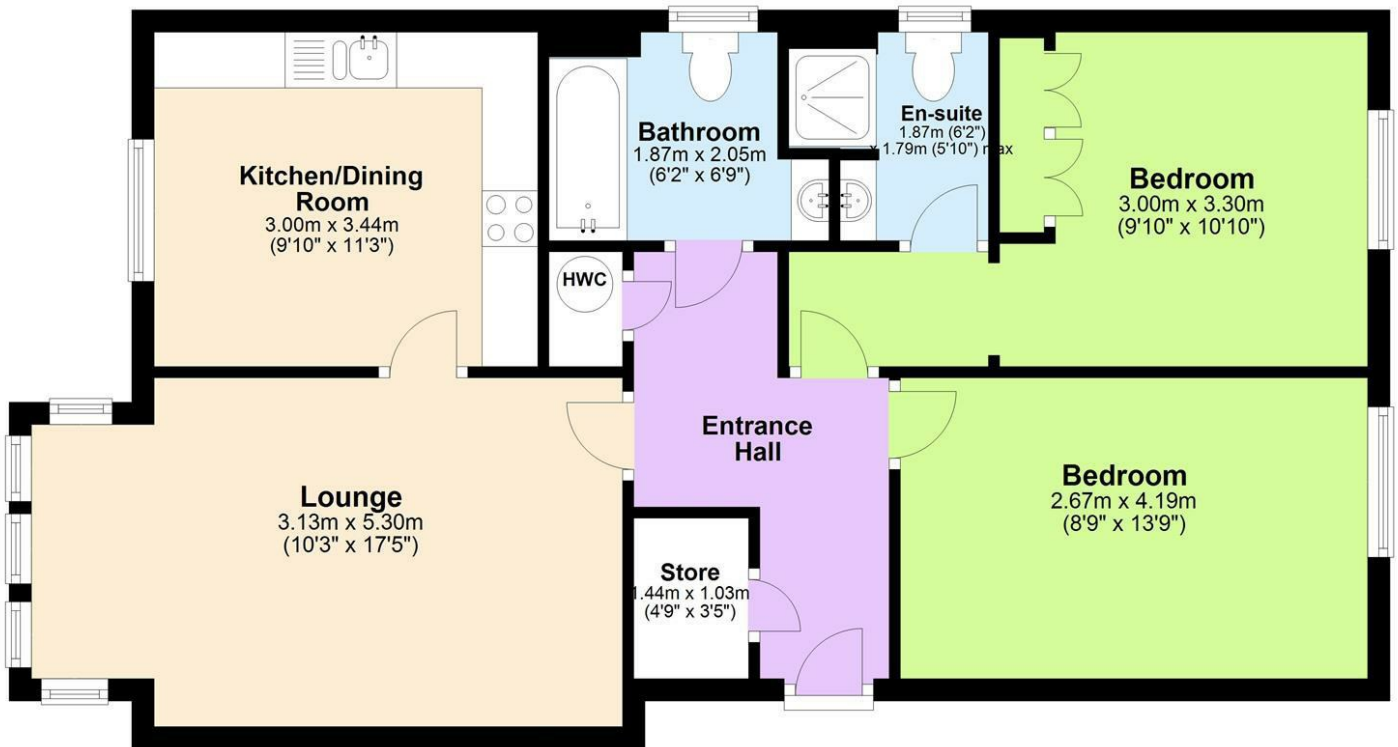
Panelled bath, toilet and basin to vanity units. UPVC double glazed window to side aspect.

### EXTERIOR

There are well maintained communal gardens and allocated parking with additional visitor spaces.

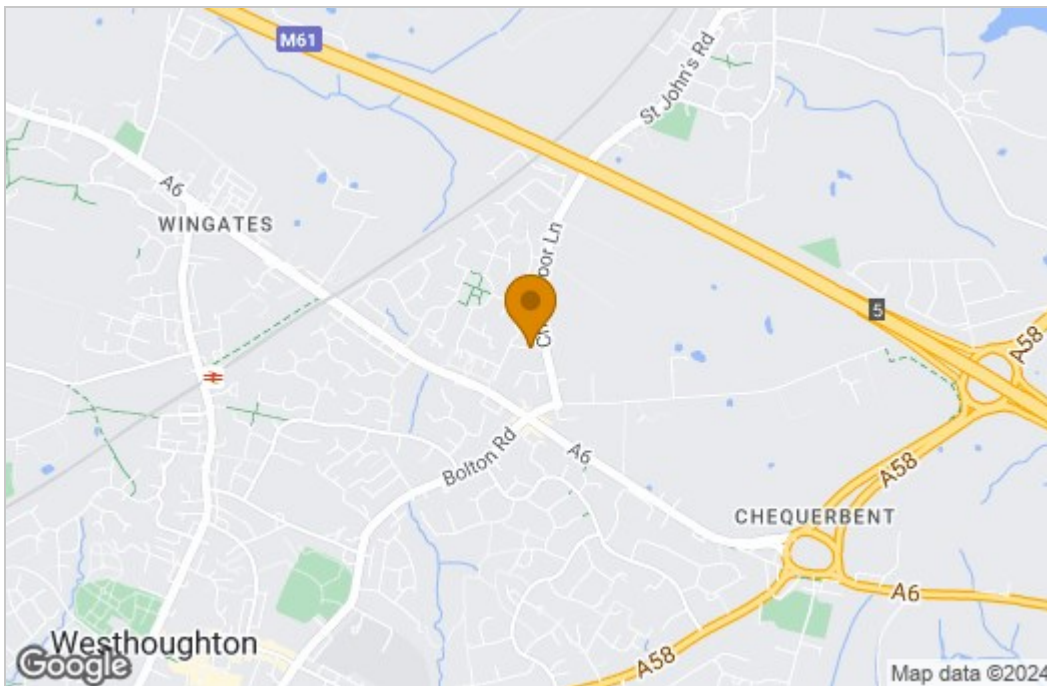
# Floor Plan

## Ground Floor



Total area: approx. 67.3 sq. metres (724.3 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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