

## 38 Cravenwood Rise

Westhoughton, Bolton, BL5 3ZR

COPELANDS are delighted to offer to the market this STUNNING two Bedroom TOP 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. Briefly comprising of a spacious lounge, 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

**Price £127,500**

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- STUNNING TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER WITH EN-SUITE
- KITCHEN WITH INTEGRAL APPLIANCES
- IMMACULATELY PRESENTED THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN
- IDEAL FIRST TIME BUYER PURCHASE

ENTRANCE

ENTRANCE HALL

LOUNGE

KITCHEN

MASTER BEDROOM

EN SUITE

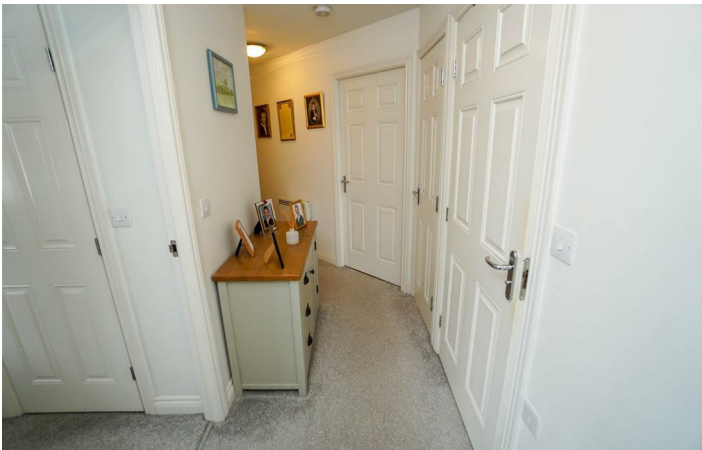
BEDROOM TWO

BATHROOM

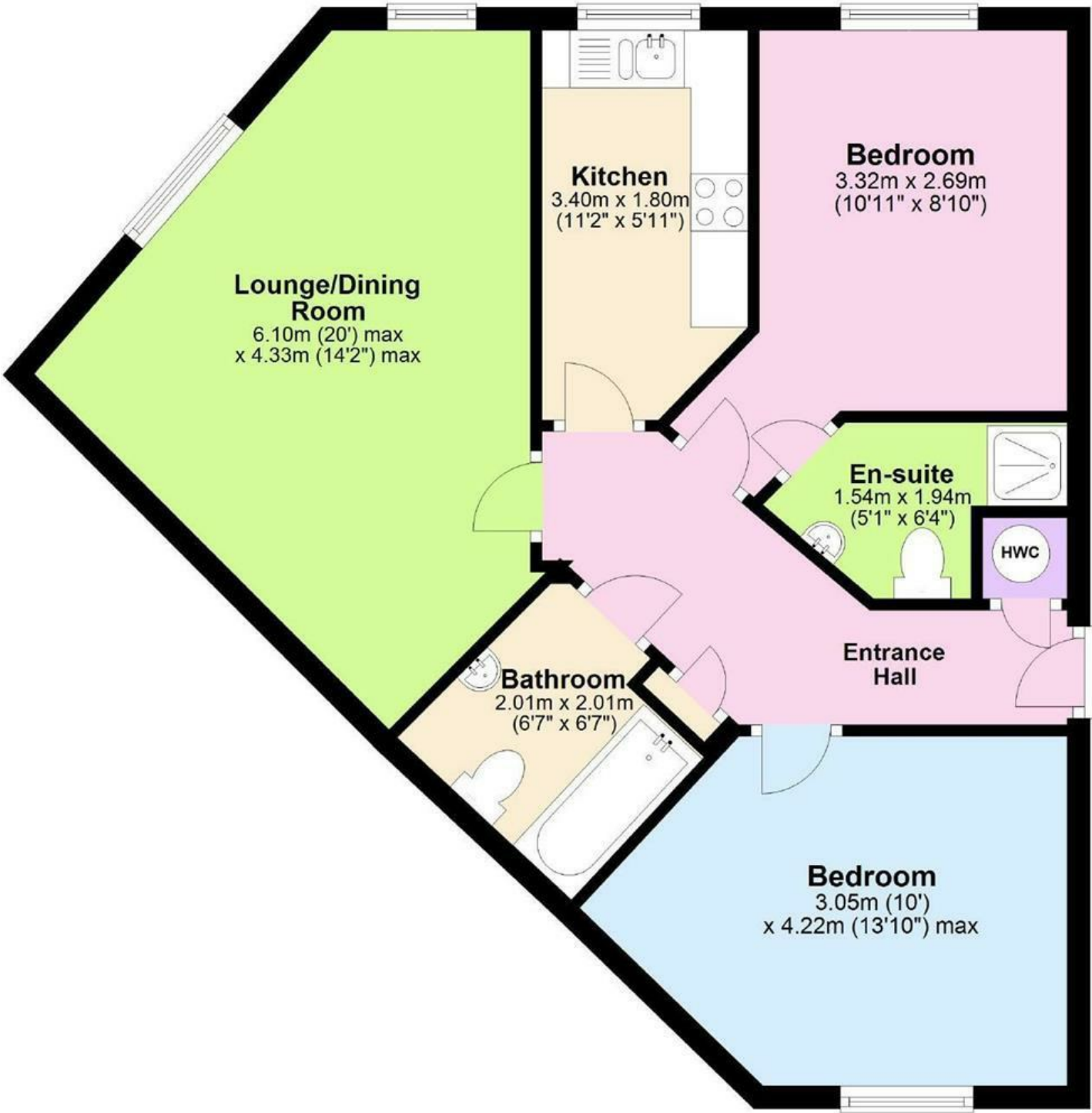


Directions





Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	