



RESIDE  
—  
BOLTON



17 Neilston Rise  
Bolton, BL1 5XZ

**Asking Price £115,000**



## 17 Neilston Rise

Bolton, BL1 5XZ

Spanning an impressive 624 square feet, this one bedroom property boasts a spacious reception room that allows for plenty of natural light, with vaulted ceilings that add a touch of elegance. The apartment features a well-appointed bathroom, a generously sized master bedroom and an extremely chic kitchen, combining sophistication and practicality.

Situated on a private road, the area benefits from excellent motorway access links, ensuring that commuting and exploring the wider region is both easy and efficient. Additionally, the property includes parking for one vehicle, with additional visitor spaces.

With the property being in move-in condition, you can settle in, without the hassle of renovations or repairs. Don't miss the chance to make this charming apartment your new home!

### Entrance Hall 9'7" x 2'10" (2.94 x 0.88)

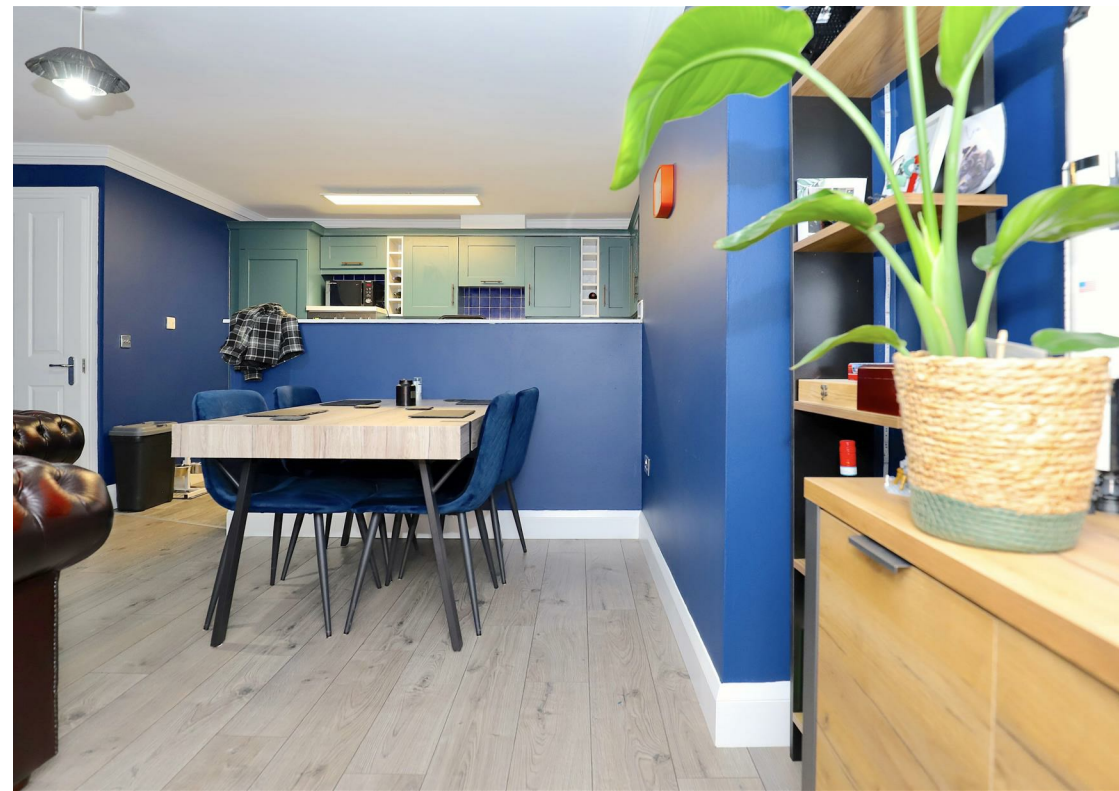
Entrance hall with access to lounge, Bathroom and bedroom. Loft Access

### Lounge/Diner 23'0" x 15'9" (7.02 x 4.82)

An inviting open plan lounge benefitting from 2 x Velux windows to the rear. Laminate flooring. Feature lighting.

### Kitchen 12'5" x 7'7" (3.81 x 2.33)

A generous kitchen offering a range of shaker style wall and base units, integrated fridge/freezer & oven.





### Bathroom 7'1" x 7'0" (2.16 x 2.15)

A 3 piece bathroom offering a bath/shower over, w/c, hand basin. 1/2 tiled with full wall mirror and extractor fan.

### Bedroom 15'9" x 15'5" (4.82 x 4.72)

A large bedroom offering vaulted ceiling, central arched top window and space enough for a large bed and work space.

### Loft Space

A good size loft space with flooring, boarded plastered walls and storage. Cupboard housing the boiler.

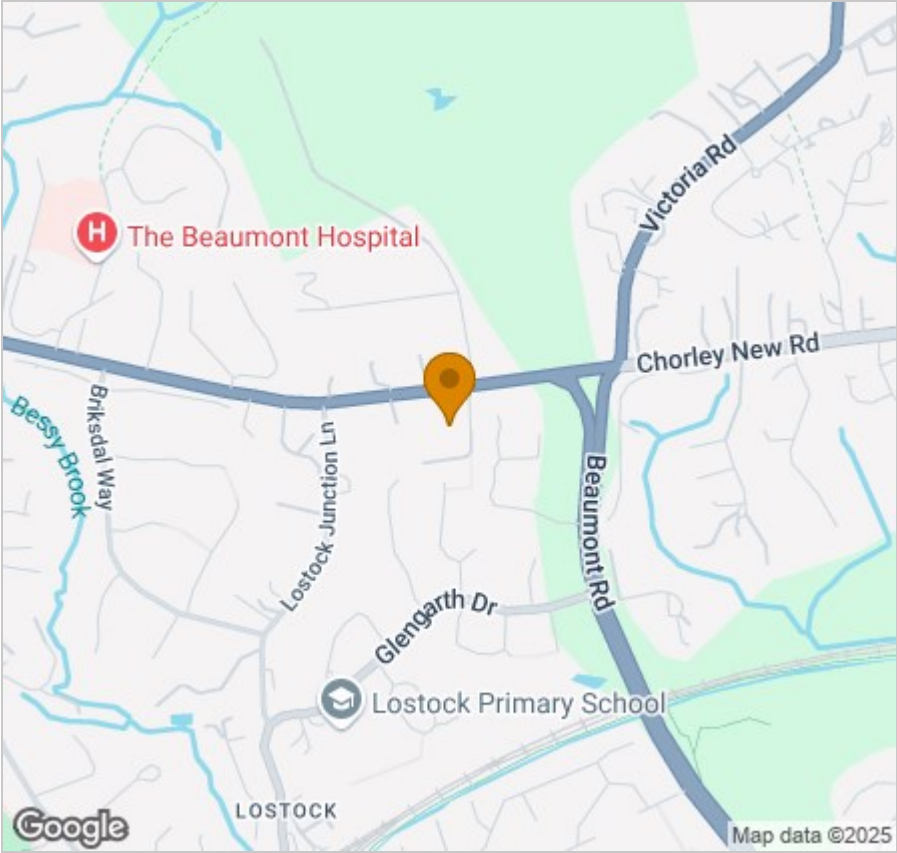
- One Large Bedroom
- One Bathroom
- Top Floor
- Allocated Parking Space
- Communal Gardens
- EPC Rating D
- Visitor Parking
- Excellent Location



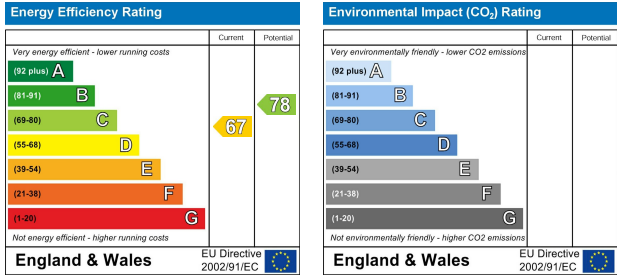
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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