



This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.co

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CLEVELANDS DRIVE, HEATON, BL1 5GJ



- No onward chain
- Ground floor apartment
- Quiet and peaceful location
- Two double bedrooms
- En-suite and family bathroom
- Allocated parking for two cars
- Communal gardens
- Close proximity to local amenities



Offers Over £200,000

BOLTON

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BURY

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Clevelands Drive is located just off Chorley New Road in Heaton. Upon driving to the property it is evident that the location is one of peace and quiet being set amongst a backdrop of trees, with birdsong resonating throughout. The apartment that is for sale is situated on the ground floor and is offered for sale with No Onward Chain. Internally the property is beautifully presented throughout and comprises a spacious bay fronted lounge/dining room, modern fitted kitchen, two double bedrooms with the master having an en-suite and a three piece family bathroom. Further benefits to the property include a secure entry system and gas central heating. Externally the property is situated within well maintained and presented communal gardens, with allocated parking for two cars. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Downlights, radiator, storage cupboards, intercom.

Lounge/dining room: 15' 9" x 16' 0" (4.80m x 4.88m) Ceiling light point and downlights, double glazed bay window to the front and double glazed window to the side, radiators.

Kitchen: 11' 7" x 9' 4" (3.52m x 2.85m) Downlights, double glazed window to the front, range of fitted wall and base units with complementary work surfaces, an extractor fan, integrated gas hob, electric oven, fridge/freezer, washing machine, dishwasher, one and a half sink with mixer tap and drainer and tiled flooring.

Bedroom One: 13' 0" x 11' 8" (3.96m x 3.56m) Double glazed window to the side, radiator, ceiling light point, fitted wardrobes, door to the en-suite.

En-Suite: 8' 11" x 5' 4" (2.73m x 1.62m) Downlights, extractor fan, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, walk in shower cubicle, tiled flooring and walls.

Bedroom Two: 13' 0" x 8' 6" (3.95m x 2.60m) Currently used as a study with fitted units, wardrobes and a fold away bed discreetly hidden within a fitted wardrobe, radiator, double glazed window to the side.

Bathroom: 7' 0" x 5' 5" (2.14m x 1.66m) Downlights, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, tiled flooring and walls.

Externally: The property is situated within a well maintained communal gardens with allocated parking for two cars.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 January 2006.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of 2147.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows Chorley New Road is in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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