

# Ascend

Built on higher standards



## 1, 45 Longcauseway Bolton BL4 9BP

- Three bedrooms
- Bathroom & Ensuite
- Good size living area
- Separate kitchen
- Ground floor apartment
- Secure parking
- Close by to Motorway Network
- No chain
- Recently decorated
- Council Tax Band A

## Offers Over £115,000

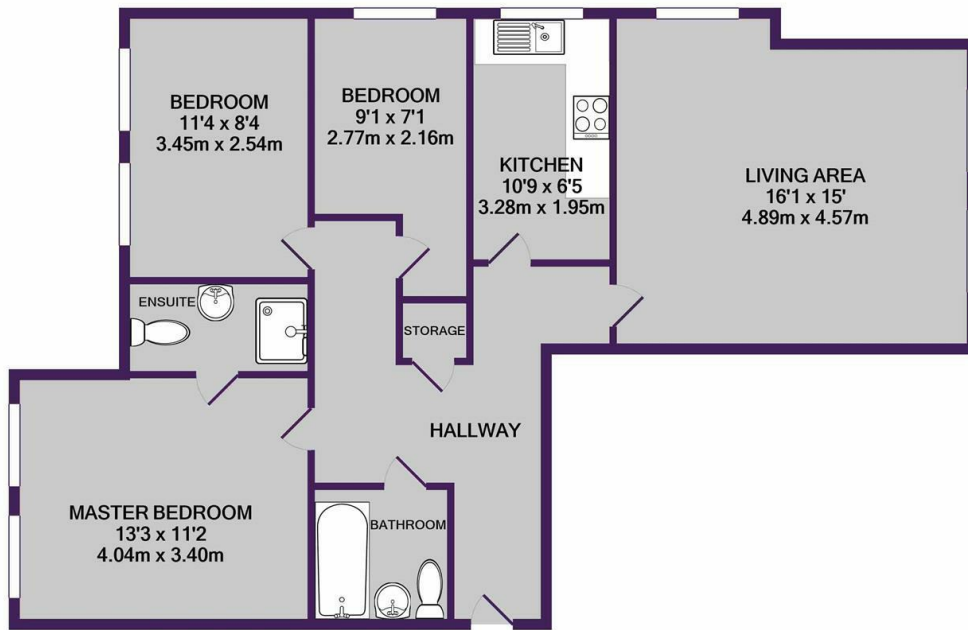


Fantastic first time buy or rental investment! This three bedroom, recently decorated apartment is a great size and located on the ground floor of this modern development on Longcauseway. With the added benefit of an allocated parking space and secure gate entry, this property is situated close by to an array of local amenities and the motorway network.

The accommodation comprises: entrance hall with storage cupboard, two double bedrooms, one of which features an ensuite shower room, and a third single bedroom. There is a great size living area with dual aspect windows allowing for plenty of natural light to flood the space and a separate kitchen. The main family bathroom is also just off the hallway and comprises bath with shower over, wash basin and WC.

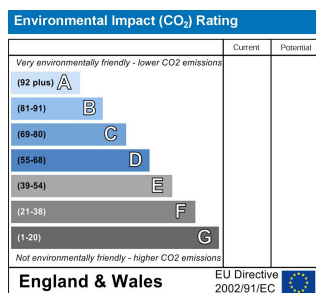
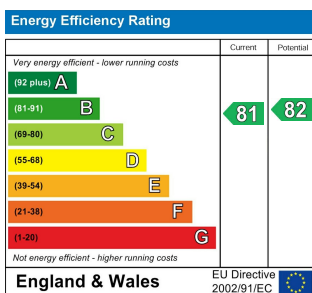
With no onward chain, the property benefits from a low EPC rating and Council tax band, double glazed windows throughout and gas central heating, the boiler for which was installed in 2021 and has a 5 year guarantee.

For more information and your chance to view, please contact our Monton office.



TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2022



**Ascend**  
Built on higher standards

0161 707 7584

192 Monton Road, Monton, Manchester, M30 9PY

monton.sales@ascendproperties.com,  
monton.lettings@ascendproperties.com  
www.ascendproperties.com



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