



517 Holden Mill, Bolton

£132,000



- Superbly Presented Fifth Floor Apartment with Balcony
- Enjoying Open Aspect to the Rear
- Good Sized Lounge/Dining
- Two Good Sized Bedrooms
- Master Bedroom with Ensuite
- Designated Parking Space for One Car
- Excellent Purchase for First

Chris Ball
The name you can trust!



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Superbly presented fifth floor two bedroom apartment enjoying pleasant open aspect. The apartment benefits from spacious balcony, lounge/dining area with patio doors, open plan kitchen, master bedroom with en-suite, good sized second bedroom and family bathroom. Designated indoor parking space for one car. Excellent purchase for the first time buyer, retired couple or investor. An initial viewing is strongly recommended to full appreciate this property.



Secure Door to Communal Area with Intercom Entrance Hall

Walk in storage cupboard with hot water cylinder, separate storage cupboard and storage heater.

Lounge/Dining Area

23'1" x 12'4" x 9'3" (7.04m x 3.76m x 2.82m)

Double glazed sliding patio doors to balcony, two storage heaters.

Open Plan Kitchen

8'9" x 7'2" (2.67m x 2.18m)

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Electric hob and oven with overhead extractor fan, built in fridge freezer, built in dishwasher, built in washing machine/dryer. Tiling between units, built in wine rack.

Balcony

Spacious balcony ideal for sitting out.

Bedroom One

19'7" x 9' x 6'2" (5.97m x 2.74m x 1.88m)

Range of fitted wardrobes with drawer units, feature window overlooking balcony, staircase to ensuite.

En-Suite

Three piece in white comprising of shower cubicle with mixer shower, low flush toilet, wash hand basin, tiled cubicle, half tiled walls, electric heater.

Bedroom Two

14'3" x 8'10" (4.34m x 2.69m)

Feature window overlooking kitchen.

Bathroom

Three piece suite in white, comprising of bath with shower attachment, low flush toilet, wash hand basin, tiled over bath, half tiled walls, tiled floor, heated towel rail.

PROPERTY MISDESCRIPTION ACT 1991.

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