

Chris Ball  
The name you can trust!



## Dawson House 41 Chapeltown Road

Bromley Cross, Bolton, BL7 9LY

£255,000



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- Secure Gated Development
- Quality Kitchen with Siemens Appliances
- Intercom System
- Management Fee £1,800 per annum
- Ground Floor Apartment

- Superbly Presented Two Bedroom Apartments
- Allocated Parking
- Early Viewing Recommended
- Prime Location
- New Carpets

## Communal Entrance Hall

## Ground Floor Apartment

### Front Door

### Entrance Hall

Built in storage cupboard, intercom system, electric radiator, feature timber herringbone flooring.

### Lounge / Dining Area

Large double glazed patio doors leading to allocated outside space, recessed eye ball lighting, electric radiator, attractive timber herringbone flooring.

### Kitchen

Range of quality fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Built in Siemens appliances- hob, oven, microwave and fridge freezer, built in extractor fan, concealed lighting, free standing washing machine.

### Bedroom One

Recessed eye ball lighting, electric radiator.

### En-Suite

Three piece suite in white comprising of shower cubicle with shower, low flush toilet, vanity unit with wash hand basin, eye ball lighting, tiled flooring, under floor heating.

## Bedroom Two

Electric radiator.

## Bathroom

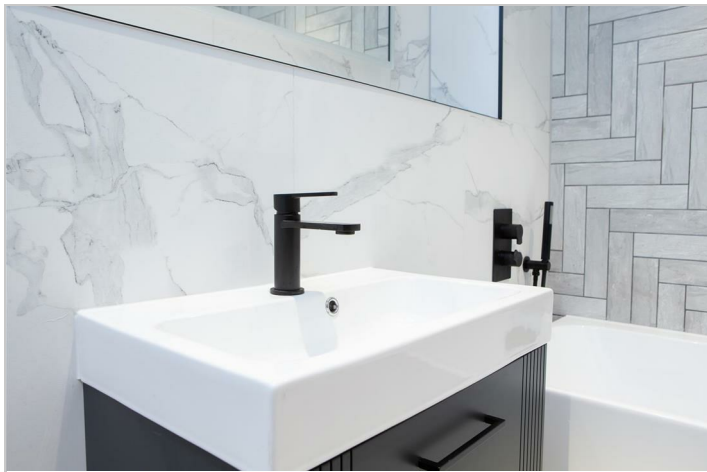
Three piece suite in white comprising of bath, low flush toilet, vanity unit with wash hand basin, tiled walls, tiled recess with mirror, eye ball lighting, under floor heating, towel radiator.

## External

Allocated parking space offering security and luxury living. Fenced and walled communal garden areas with bike shelter. Separate coded entrance for pedestrians.

## PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.



## Road Map



## Hybrid Map

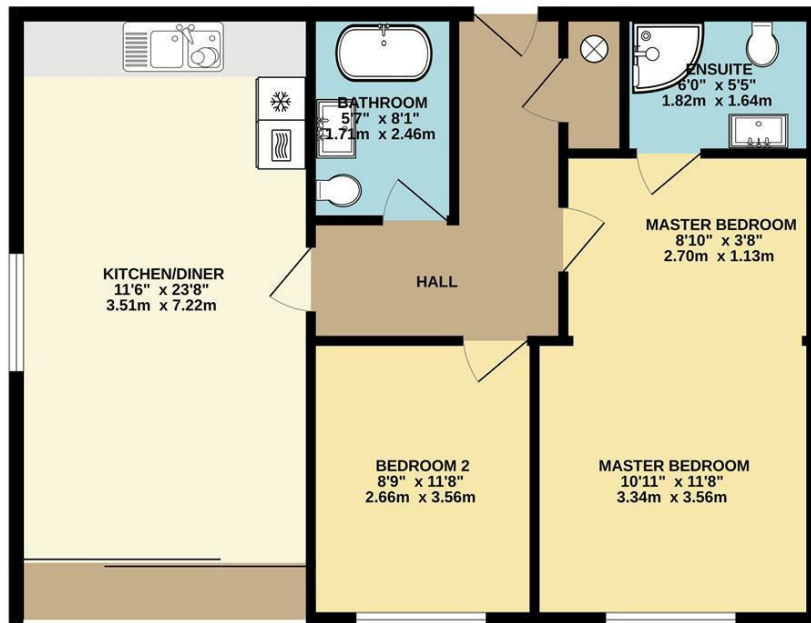


## Terrain Map



## Floor Plan

### GROUND FLOOR

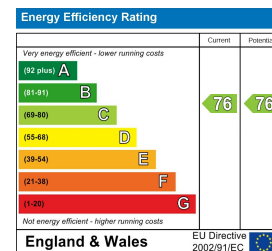


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Viewing

Please contact our Chris Ball Sales & Lettings Ltd Office on 01204 848484 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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