



## 1 Redcot

Somerset Road, Bolton, BL1 4NR

CURRENT TENANT IN SITU. A two bedroom second floor apartment situated off Chorley New Road close to Bolton School, Devonshire Road Primary School and within walking distance of Bolton Town Centre. Briefly the property comprises entrance hall with storage cupboard, lounge/dining room, fitted kitchen, two bedrooms and family bathroom. Off road parking within the grounds. Double glazed and with the benefit of gas central heating.

£89,950

# 1 Redcot

Somerset Road, Bolton, BL1 4NR



- Two Bedroom Apartment
- Parking Facilities
- Current tenant in situ paying £710.00
- Good Location
- Within Walking Distance of Bolton Town Centre
- Gas Central Heating
- Maintenance Charge £170.00 PCM

## Entrance Hall

Single radiator, storage cupboard, access to loft.

## Lounge/Dining Room

Two double radiators, patio door leading to balcony, three double glazed windows.

## Kitchen

Wall and base units with complementary worktops, breakfast bar, gas hob, electric oven, extractor hood, part tiled, wall mounted gas central heating boiler, plumbed for washer, single radiator, two double glazed windows.

## Bedroom One (Rear Elevation)

Double, fully fitted wardrobes and storage, single radiator, two double glazed windows.

## Bedroom Two (Front Elevation)

Fitted wardrobes and storage, single radiator.

## Bathroom

Three piece in cream with corner bath, walk in shower cubicle, part tiled, extractor fan, vinyl flooring, single radiator, double glazed window to rear.

## External

The block of apartments stands in its own grounds where there is adequate parking for owners/tenants and visitors. Screened off from Chorley New Road by mature trees and bushes.

## 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.



## Directions





# Floor Plan

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.

651 Chorley Old Road, Bolton, BL1 6BJ  
Tel: 01204 848484 Email: [info@chrisballestates.co.uk](mailto:info@chrisballestates.co.uk)

