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**WADHAMS COURT, BROADHEAD ROAD, BOLTON,  
BL7 0JF**



- Spacious 2 bedroom apartment
- Ground floor accommodation
- Lounge, kitchen breakfast room
- Very well presented & modern interior
- Surrounded by stunning countryside
- 2 allocated parking spaces
- Gas C.H & uPVC double glazing
- NO ONWARD CHAIN



**£220,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are delighted to offer for sale this spacious two bedroom ground floor apartment with the added benefit of no upward chain, situated in a semi rural location, surrounded by stunning countryside. Crowthorn is a sought after location on the edge of Edgworth village, with lovely scenic walks and local amenities. The accommodation briefly comprises. Communal entrance hall, private entrance hall, lounge, kitchen breakfast room, two good sized bedrooms and a bathroom. Outside there are communal areas and two allocated parking spaces to the front of the building and to the rear there is a private Patio area. The property also benefits from gas central heating and uPVC double glazing. Viewing is highly recommended through Cardwells estate agents Bolton 01204 381281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

#### **Front door leading to**

**Entrance Hall** Karndean flooring, radiator. Inner a hallway Karndean flooring, radiator, wall mounted security entry phone

**Lounge** 10' 6" x 16' 4" (3.20m x 4.97m) uPVC double glazed French doors, open onto the patio, wooden flooring, radiator, twin doors lead to

**Kitchen/Breakfast Room** 14' 8" x 6' 5" (4.47m x 1.95m) uPVC double glazed window rear aspect, range of contemporary fitted wall and base units with quartz worktop surfaces and splashback, stainless steel sink unit with mixer tap, integrated Neff oven and Neff halogen hob, stainless steel extractor canopy above, integrated washer dryer, dishwasher, and a fridge, tiled floor with underfloor heating, radiator, inset spotlights to the ceiling, built-in storage cupboard.

**Bathroom** 6' 0" x 6' 0" (1.83m x 1.83m) Modern white suite comprising, enclosed bath with mixer tap, wash basin with mixer tap, close coupled WC, travertine tiled floor and partial tiling to the walls, chrome plated towel rail, extractor fan, inset spotlights.

**Bedroom One** 9' 8" x 12' 1" (2.94m x 3.68m) uPVC double glazed window side aspect, radiator below, wooden flooring

**Bedroom Two** 7' 4" x 13' 8" (2.23m x 4.16m) uPVC double glazed window side aspect, radiator below, wooden flooring.

**Outside** There are communal areas and 2 allocated parking spaces, to the front of the apartments.

**Rear** There is an Indian stone paved patio to the rear and communal laid to lawn areas

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Tenure:** Cardwells estate agents research indicates the property is Leasehold 250 years from and including 1 January 2015

**Council Tax** The property is situated in the borough of Blackburn with Darwen Council and the property has a council tax band of B, the approximate annual price will be a minimum of £1,747.83 per annum.

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

