



6 Armadale Court, Bolton
£230,000

Miller Metcalfe
Every step of the way

6 Armadale Court

Bolton

Spacious First Floor Two Bedroom Apartment In Ladybridge | 999 Year Lease | No Onward Chain

Occupying a highly sought-after position within the ever-popular Ladybridge area, this exceptionally spacious two-bedroom first floor apartment offers considerably more living accommodation than many comparable properties. Beautifully presented throughout and ready to move straight into, the apartment would make an ideal purchase for those looking to downsize without compromising on living space, as well as professionals or buyers seeking a low-maintenance home in a prime location.

A particular highlight is the superb open-plan living accommodation, created by two generously proportioned reception areas which combine to provide a vast and versatile space for relaxing, dining and entertaining. The modern fitted kitchen is well appointed with ample storage and workspace, whilst both bedrooms are comfortable doubles served by a stylish contemporary shower room finished to an excellent standard. Every room has been exceptionally well maintained, allowing the next owner to simply unpack and enjoy.

Further enhancing the appeal is the security of an impressive 999-year lease with minimal ground rent, together with the valuable addition of a private single garage providing excellent storage or secure parking.

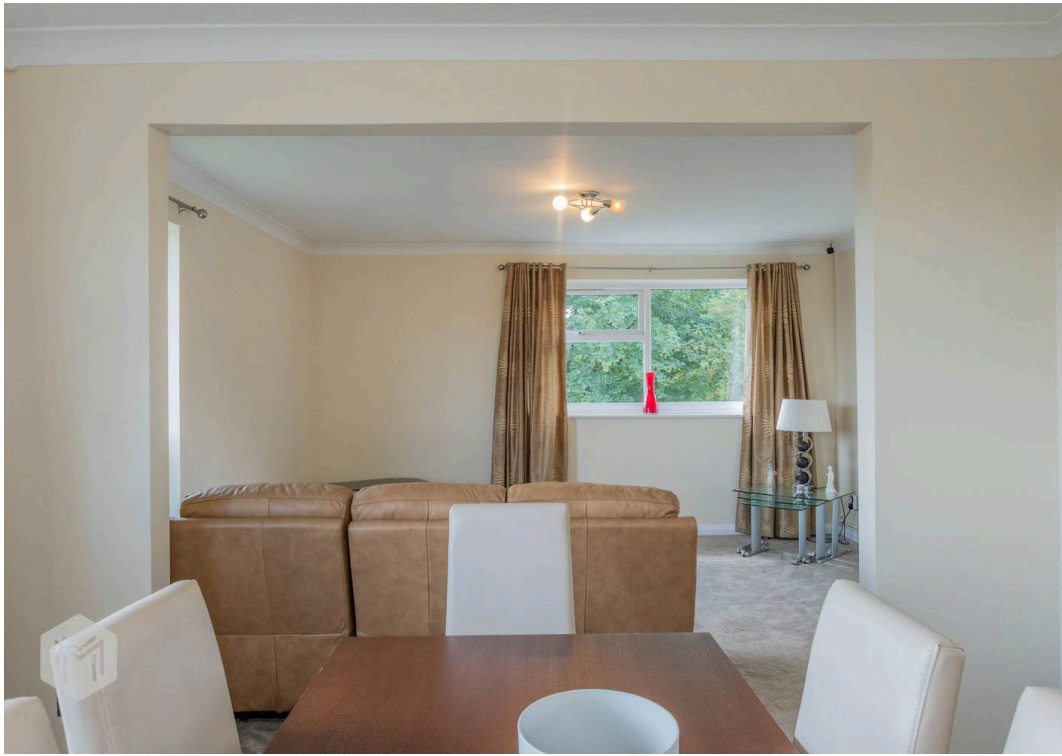
Ladybridge continues to be one of Bolton's most desirable residential locations, offering a wonderful balance of peaceful surroundings and everyday convenience. Excellent transport links, nearby supermarkets, popular restaurants, well-regarded leisure facilities and attractive walks are all within easy reach, making this a superb location to suit a wide range of lifestyles.

Properties of this size, presentation and tenure are rarely available, making early viewing highly recommended.

Comprising: upon entering the apartment, you are welcomed by a spacious entrance hallway complete with a WC and several useful built-in storage cupboards. There are two generous double bedrooms, with the principal bedroom enjoying a pleasant outlook and the added benefit of fitted wardrobes. The modern fitted kitchen offers an excellent range of both base and eye-level units, providing ample storage and preparation space. To the rear of the apartment are two bright and airy reception rooms which combine to create an impressive open-plan living environment, offering superb

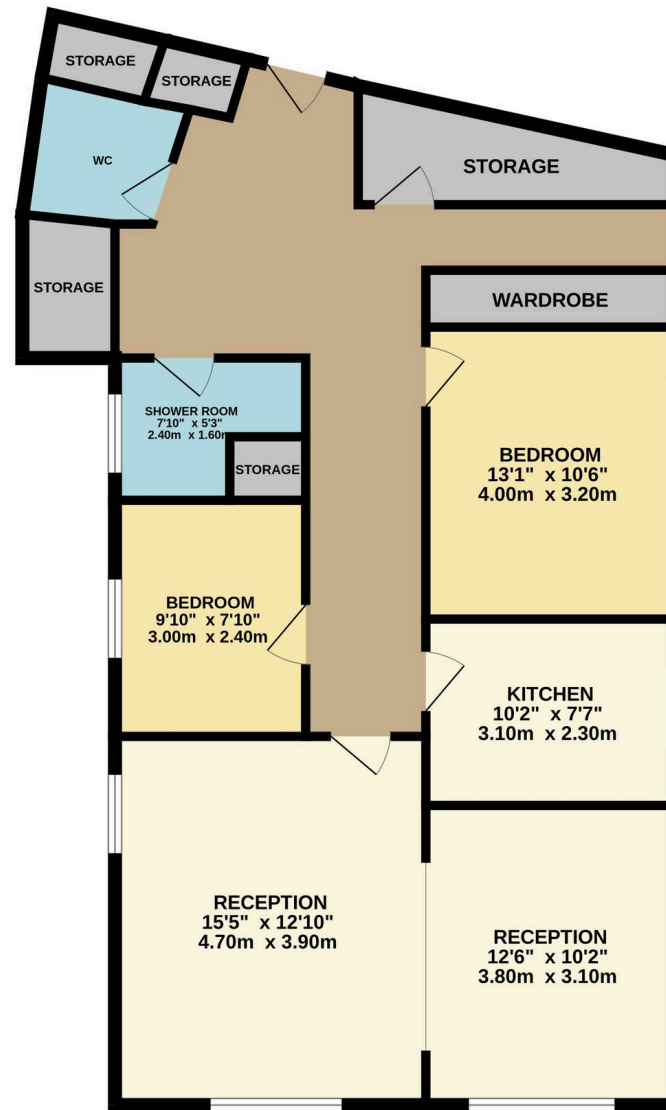








GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

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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