



Flat 7, Hillside House, 4 Hill Side
£250,000

Miller Metcalfe
Every step of the way

Flat 7

Hillside House, Bolton

WONDERFULLY APPOINTED FIRST FLOOR APARTMENT AVAILABLE IMMEDIATELY WITH NO ONWARD CHAIN Hillside House is a quiet and well regarded development located just off Chorley New Road in Heaton. There's an abundance of amenities on the doorstep such as shops, leisure facilities and restaurants. Middlebrook retail park and Bolton town centre are easily accessible and for those needing to commute or travel there's great links to the local motorway network providing direct links to Manchester and beyond. Take advantage of two generous bedrooms, a large inviting hallway, a private lounge with balcony overlooking well-kept gardens plus a separate garage. The apartment also has the benefit of being available immediately with no chain delay. If you've been looking for a fantastic apartment that offers space and practicality in one of Bolton's finest locations then this should surely be of interest! In brief, the accommodation comprises; entrance door leading a large hallway, guest wc, four piece family bathroom suite, light and airy lounge/diner with balcony which overlooks the communal grounds, a stunning Miele fitted kitchen with appliances and two double bedrooms with fitted wardrobes. There a well-kept communal garage and a single garage. In accordance with our regulatory obligations, we are required to carry out Anti-Money Laundering (AML) checks on all relevant individuals. A fee of £25 per person will be charged to cover the cost of conducting these checks. This fee is non-refundable.

Council Tax band: D

Tenure: Leasehold

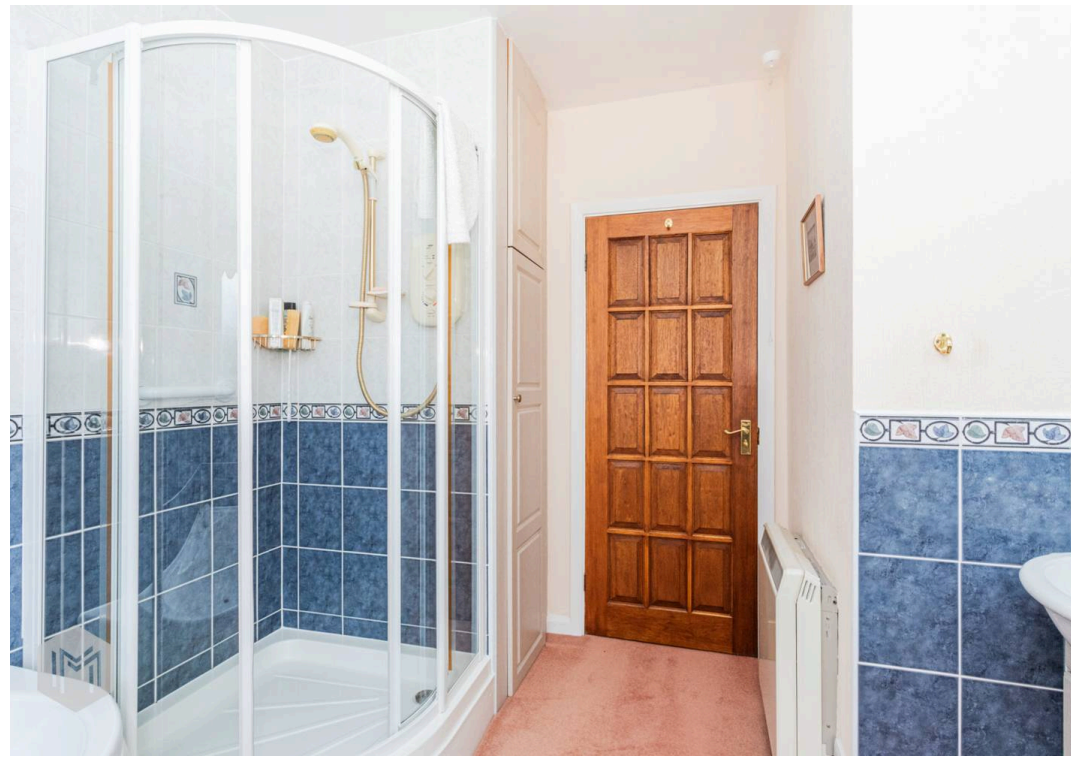
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B









GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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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Miller Metcalfe - Bolton

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