



34 Reed Close, Bolton



- Two Bed First Floor Apartment In Good Order Throughout
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge With Open Plan To Kitchen
 - Three-Piece Bathroom
- Communal Resident Parking And Gardens

£105,000

Two bed first floor apartment in very good order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, lounge with open plan to kitchen, two bedrooms and a three-piece bathroom. Externally are communal resident parking and gardens. Please note there is an annual service charge of £650.00 which is paid in monthly instalments and an annual ground rent of £125.00.

Situated in the Farnworth area of Bolton with easy access to local shops, facilities, transport links and the M60, M62 & M61 motorway networks.

ENTRANCE

Communal resident entrance with intercom access. Staircase to the first floor.



HALL

Entrance hall with radiator.

LOUNGE

5.19m x 3.00m (17'0" x 9'10")

Front aspect with laminated wooden flooring and two radiators. Open plan to kitchen.



KITCHEN

2.63m x 2.23m (8'7" x 7'3")

Side aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space for washing machine, laminated wooden flooring and spotlights.

BEDROOM 1

3.68m x 3.19m (12'0" x 10'5")

Front aspect with fitted cupboards, carpet flooring and radiator.



BEDROOM 2

3.0m x 2.06m (9'10" x 6'9")

Side aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower over, sink, low-level W.C and part tiled walls.



OUTSIDE

Externally are communal resident parking and gardens.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TWO BED FIRST FLOOR APARTMENT

TOTAL FLOOR AREA: 550 sq.ft. (51.1 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 miss-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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