



## Stonecross House 21-27 Churchgate

£99,950

Bolton

Leasehold

This excellent apartment is located in Bolton first luxury city living development in an unbeatable central location with all necessary amenities and transport links on its doorstep. The property consists of a high specification kitchen within a spacious living area, stylish bathroom and double bedroom.

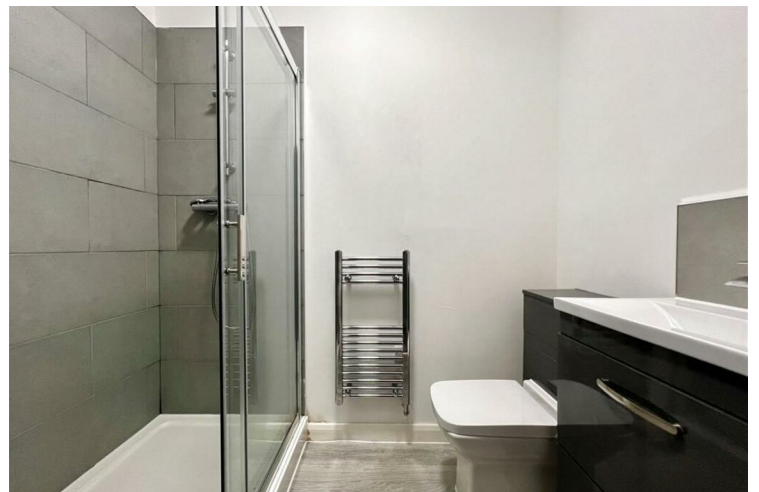
Hallway - 1.474m x 3.465m

Kitchen/Lounge - 4.936m x 4.793m

Bedroom Area - 2.202m x 2.833m

Bathroom 1.864m x 1.763m

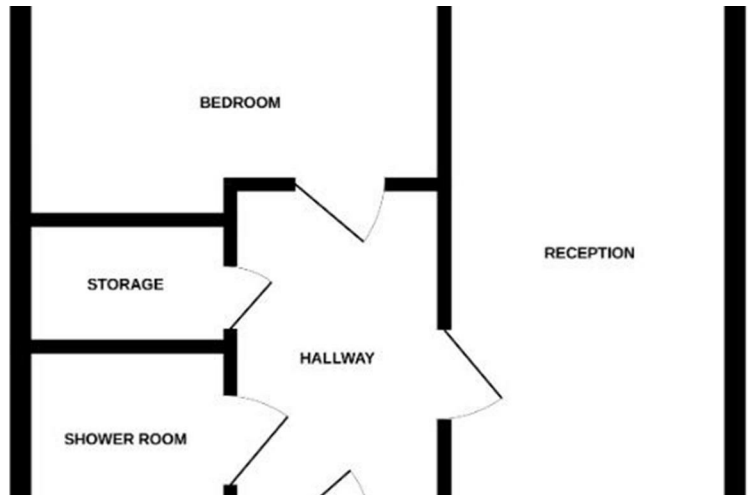
Bolton is 10 miles northwest of Manchester and lies between Manchester, Darwen, Blackburn, Chorley, Bury and Salford. Due to its close proximity to Manchester it will continue to benefit from the growth



- Generate instant income
- Studio flat
- Modern kitchen complete with appliances
- High quality fitted kitchen



- Tenant investment opportunity
- Stylish bathroom
- Town centre location
- Excellent transport links





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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