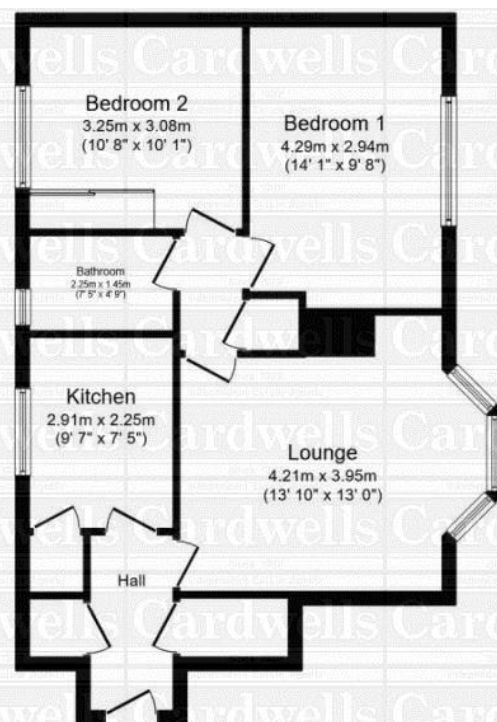
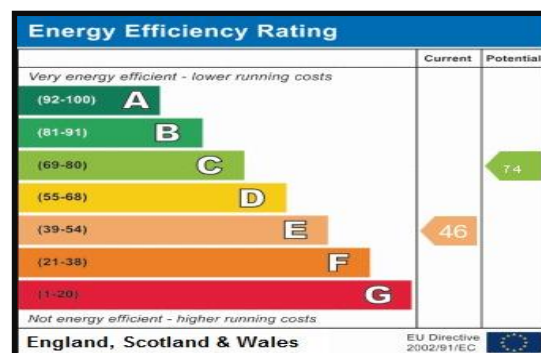




Floor Plan

Total floor area 60.0 sq. m. (646 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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SPA ROAD, ATHERTON, M46 9WQ



- Ground floor apartment
- Two double bedrooms
- Modern style fitted kitchen
- White 3pc bathroom suite
- Bay windowed lounge/diner
- Popular residential location
- Garden and driveway
- Call now to view



Offers in the Region Of £95,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Est. 1982

Offered for sale with no onward chain, this well-presented two-bedroom ground floor apartment occupies a pleasant position within an ever-popular residential setting. Enjoying an attractive outlook across a grassed open green space to the front, the property offers a wonderful balance of peaceful surroundings and convenience, with excellent local amenities, shops, restaurants, leisure facilities and transport links all within easy reach.

Extending to approximately 592 sq. ft., the accommodation is both practical and well proportioned, comprising a welcoming reception hallway with two useful built-in storage cupboards, a bright and spacious bay-fronted lounge/dining room, an inner hallway, two generous double bedrooms, a contemporary three-piece bathroom fitted with a modern white suite, and a stylish fitted kitchen featuring contrasting work surfaces and ample storage.

Further benefits include uPVC double glazing throughout and gas central heating supplied by a modern Glow-worm boiler, ensuring comfort and efficiency all year round.

This appealing apartment is likely to attract a range of buyers including first-time purchasers, downsizers and buy-to-let investors. Early viewing is strongly recommended to fully appreciate the accommodation, position and outlook on offer.

To arrange a personal inspection, please contact Cardwells Estate Agents Bolton on 01204 381281, email bolton@cardwells.co.uk, or visit www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Two built-in storage cupboards, UPVC double glazed front door.

Lounge 14' 8" x 13' 9" (4.47m x 4.19m) UPVC double glazed bay window front aspect, wall mounted electric heater.

Kitchen 10' 0" x 7' 5" (3.05m x 2.26m) UPVC double glazed window rear garden aspect, fitted wall units with complimentary working surfaces and tiled splash backs, built in oven and grill, inset four ring electric hob with a stainless steel extractor canopy above, space for a washing machine, built in storage cupboard.

Bedroom One 14' 2" x 9' 8" (4.31m x 2.94m) UPVC double glazed window front aspect, wall mounted electric heater

Bedroom Two 10' 9" x 10' 1" (3.27m x 3.07m) UPVC double glazed window rear garden aspect, fitted wardrobe with a sliding door, wall mounted electric heater.

Bathroom 7' 6" x 4' 9" (2.28m x 1.45m) UPVC frosted double glazed window rear garden aspect, three-piece white suite comprising, panel enclosed bath with a mixer tap, close couple WC, wash basin with a mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail.

Externally Outside there is a garden to the rear and a communal paved driveway running along the side elevation.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Council Tax The property is set in council tax band A with Wigan Council which we understand to be at an approximate charge of around £1,435 per annum.

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure. There are 102 years left on the lease which has a term of 125 years from 16 February 2004.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor

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