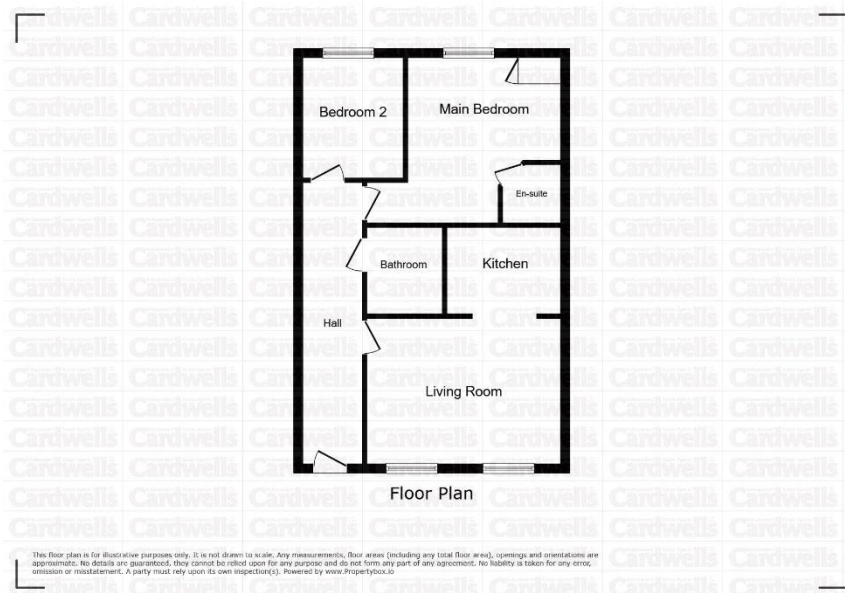




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	80	80
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPCA.UK.COM			



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 orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

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THE TRINITY BRIDGEMAN STREET, BOLTON, BL3 6RS



- 2 bedroom apartment
- No upward chain involved
- Deceptively spacious
- Situated on top floor
- Ideal buy to let investment
- Master bed with en suite
- Close to Bolton Town Centre
- Viewing recommended



Offers Over £80,000

BOLTON
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E: bolton@cardwells.co.uk

BURY
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E: bury@cardwells.co.uk

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11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates
Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

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For sale with 'no upward chain involved', this two bedroom top floor apartment situated in a convenient and popular location, with easy access to Bolton town Centre. The property is deceptively spacious, with a generous sized living room, open plan kitchen, master bedroom with an en suite shower room and a bathroom with a white suite. The property would make an ideal buy to let investment. Viewing is recommended, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Entrance hall, lounge, plant kitchen, two bedrooms, the master bedroom has an en suite shower room and a bathroom. Outside there are communal areas along with a residents carpark.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Radiator, security entry phone, access to

Lounge: 14' 9" x 11' 1" (4.49m x 3.38m) 2 uPVC double glazed windows front aspect, two radiators.

Kitchen: 8' 8" x 6' 7" (2.64m x 2.01m) Fitted wall and base units, complementary worktop surface, splashbacks, built in oven, four ring gas burner hob, stainless steel extractor canopy above, stainless steel sink unit with mixer tap, space for a washing machine, space for a fridge.

Master bedroom: 14' 10" x 12' 7" (4.52m x 3.83m) uPVC double glazed window, rear aspect, radiator below, built in storage cupboard.

En suite: White suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap, radiator.

Bedroom 2: 9' 2" x 7' 8" (2.79m x 2.34m) uPVC double glazed window, rear aspect, radiator below.

Bathroom: 6' 5" x 5' 7" (1.95m x 1.70m) White suite comprising, enclosed bath with mixer tap, close coupled WC, wash basin with mixer tap, extractor fan.

Outside: There are communal areas and a residents car park.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 27 July 2005.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

