



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	

HATHERLEIGH WALK, BRIGHTMET, BL2 6TS



- Two bedroom first floor apartment
- Private entrance and staircase
- Close to shops, schools, transport links
- Excellent investment or first time buyer
- In need of some modernisation
- Garage
- Uninterrupted views to the front
- Recently fitted Worcester boiler



Offers in the Region Of £110,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
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LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located in a well-established residential area, this two-bedroom first-floor apartment offers an excellent opportunity for buyers looking to modernise a property and add value. Positioned within easy reach of local amenities, schools and transport links. The flat provides spacious accommodation throughout and would suit first-time buyers, downsizers or investors seeking a project. The property benefits from a private entrance, well-proportioned rooms, and pleasant views over the surrounding area. With scope for updating, this is a chance to create a stylish home tailored to your own choice. The apartment is accessed via a private entrance with stairs leading to the first floor. The accommodation comprises a generous lounge, a separate kitchen with potential for reconfiguration, two good sized bedrooms, and a bathroom. The layout offers flexibility for modern living, with scope to re-design the kitchen, refresh decor and upgrade fixtures throughout. With thoughtful refurbishment, the property could become a comfortable and contemporary home. Externally there is a garden to the front and a garage set aside from the property. 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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance: Stairs leading leading to the apartment.

Lounge: 14' 0" x 11' 0" (4.27m x 3.35m) Ceiling light point, double glazed window, radiator, living flame gas fire and surround.

Kitchen: 8' 11" x 8' 2" (2.73m x 2.49m) Ceiling light point, double glazed window to the front, radiator, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine, fridge/freezer, tiled splashback to the walls.

Bedroom 1: 12' 4" x 10' 0" (3.76m x 3.04m) Ceiling light point, double glazed window to the front, radiator, storage over the stairs.

Bedroom 2: 9' 11" x 8' 6" (3.01m x 2.58m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 6' 6" x 6' 3" (1.98m x 1.90m) Ceiling light point, radiator, three piece suite incorporating a wc, pedestal sink, bath with electric shower above, tiled splashback to the walls.

Garage: 16' 10" x 7' 11" (5.12m x 2.42m) Up and over garage door.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 20 September 1976

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Approx Floor Area: The overall approximate floor area is around 50 square metres.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

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