

11 HILL VIEW COURT, BOLTON, BL1 8NT



- No onward chain
- Ground floor apartment
- Two bedrooms
- Four piece bathroom
- Lounge/diner
- Short walk to local shops & cafes
- Popular location
- Well kept communal gardens



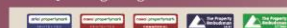
£70,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN, this spacious ground floor apartment occupies a popular residential position within Astley Bridge, Bolton, set amidst well-maintained communal gardens and benefiting from residents' parking. Ideally located for everyday convenience, the property is within walking distance of Asda Superstore Astley Bridge, together with a variety of local shops, cafés, restaurants and leisure facilities. Excellent public transport links are available nearby, with regular bus services operating along Blackburn Road and connecting to Bolton town centre, Eagley and surrounding areas. Hall i' th' Wood railway station is approximately one mile away, while Bolton town centre and Bolton railway station are easily accessible, providing direct links to Manchester and beyond. Nearby road networks also offer straightforward access to the A666, M61 and wider Greater Manchester motorway network. The area is well served by a selection of highly regarded schools, including Sharples School, together with a number of primary schools within easy reach, making the location attractive to a wide range of buyers. Internally, the apartment offers excellent potential for modernisation and comprises an entrance hallway, a spacious lounge/diner, kitchen, two bedrooms and a four-piece bathroom. The property benefits from double glazing and is warmed by electric storage heaters. Externally, residents can enjoy attractive communal gardens and off-road parking. An excellent opportunity for first-time buyers, downsizers or investors seeking a conveniently located apartment in a well-connected and established residential area. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light points, electric storage heater, storage cupboard, intercom.

Lounge/Diner 19' 11" x 10' 11" (6.07m x 3.33m) Ceiling light point, double glazed window, double glazed patio doors, electric storage heater.

Kitchen 11' 11" x 6' 10" (3.64m x 2.08m) Ceiling light point, double glazed window, fitted wall and base units with extractor fan, integrated electric hob and electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, under counter fridge and freezer, breakfast bar, tiled splash back to the walls.

Bedroom One 11' 3" x 9' 5" (3.44m x 2.87m) Ceiling light point, electric storage heater, double glazed window, fitted wardrobes.

Bedroom Two 9' 5" x 7' 11" (2.87m x 2.42m) Ceiling light point, double glazed window.

Bathroom 8' 1" x 5' 7" (2.46m x 1.71m) Ceiling light point, four piece suite incorporating a WC, pedestal sink, panelled bath, walk in shower cubicle, tiled walls.

Externally Externally there are well kept communal gardens and parking.

Service Charge We are advised by the vendor that the service charge is approx. £90.00 per month.

Tenure Cardwells Estate Agents Bolton pre market research indicates that the property is of a leasehold tenure, we believe there are 999 years from 29th September 1978. We are advised the ground rent is £35 per annum and the service charge is £1080

Council Tax Band Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.33 per annum which is payable to Bolton council.

Conservation Area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not in a conservation area.

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

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling? If you are thinking of selling 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.

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 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

