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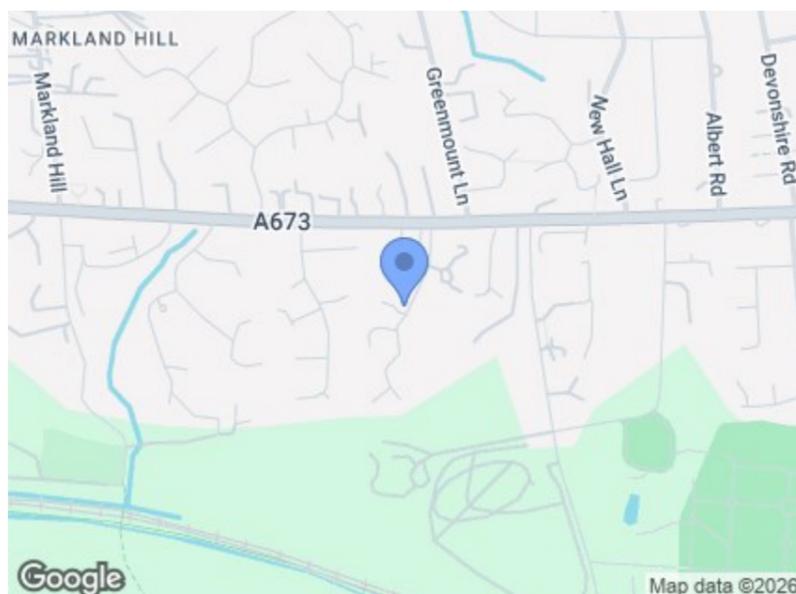
GROSS INTERNAL AREA  
TOTAL: 123 m<sup>2</sup>/1,321 sq ft  
GROUND FLOOR: 123 m<sup>2</sup>/1,321 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

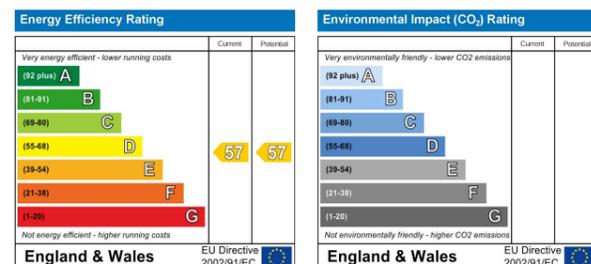


**36 Clevelands Drive**  
Bolton, BL1 5GJ

**£230,000**



**Directions**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Well sought after neighbourhood in Bolton
- Spacious open plan living accommodation
- Sold with no onward chain
- Close to local amenities, transport links & motorway access

- Well presented two bedroom penthouse apartment
- Beautiful old contemporary style building, located in a quiet area
- Allocated & visitors parking, with communal area and lift access
- A Must See!! To appreciate, size and location of the property.

# 36 Cleavelands Drive

, Bolton, BL1 5GJ

Nestled in a sought-after residential neighbourhood of in Bolton, this stylish apartment offers a contemporary living in the peaceful outskirts of Bolton. This a popular area known for its relaxed atmosphere, excellent connectivity, with easy access to the M61 motorway and nearby rail stations connecting to Manchester. It also boasts a range of local amenities, including shops, pubs, green spaces, and high quality schools.

This well-appointed apartment boasts a bright, open-plan living space that seamlessly combines the lounge and dining area, ideal for daily life .Large windows allow for natural light, creating an inviting ambience throughout, while good storage and beautiful finishes complete the interior. It also has a family bathroom and an en-suite. You might enjoy features such as double-glazed windows, allocated parking, and lifts for access to this wonderful property.

This property has to be viewed in person to fully appreciate the design features, standard of finish and the high-end materials and techniques used to finish this truly spectacular apartment.

## Main Entrance Hallway

13'3 x 6'3 (4.04m x 1.91m)

Lovely quaint entrance room leading into many different rooms.

## Apartment Hallway

7'10 x 3'8 (2.39m x 1.12m)

## Dining room

16'8 x 18'0 (5.08m x 5.49m)

Spacious dining room with many windows allowing for lots of natural light.

## Living room

16'8 x 13'10 (5.08m x 4.22m)

Large living room with a beautiful contemporary centre piece and high ceilings.

## Kitchen

16'8 x 7'6 (5.08m x 2.29m)

Quaint kitchen which is full of amenities, natural light and beautiful tiled flooring.

## Bathroom

7'4 x 6'3 (2.24m x 1.91m)

Modern style bathroom which has a hybrid shower bath and toilet fitted again with the standout flooring.

## Bedroom One

12'1 x 14'6 (3.68m x 4.42m)

Extremely spacious main bedroom which again has these beautiful wooden wardrobes which brings the room together, along side this It was a large window which has amazing views of the surroundings, also this room comes with its own en suite bathroom.

## Ensuite

7'5 x 6'3 (2.26m x 1.91m)

A beautiful example of a perfect modern en-suit with a walk in shower and toilet.

## Bedroom Two

12'0 x 10'5 (3.66m x 3.18m)

Spacious bedroom fitted with large beautiful wardrobes a large double size bed and a prominent sky light.