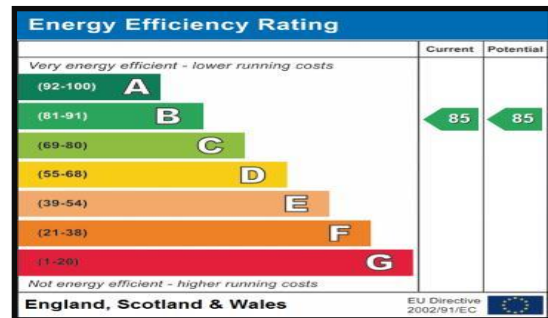




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CLEVELANDS DRIVE, HEATON, BL1 5GJ



- No onward chain
- Stunning first floor luxury apartment
- Two double bedrooms
- Family bathroom and en-suite
- Spacious lounge with attractive bay window
- Two allocated parking spaces
- Lift access to all floors
- Excellent rail and motorway connections



Offers in the Region Of £239,950

BOLTON

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN, this superb first-floor apartment forms part of an exclusive Jones Homes development on the former Cleveland School site. Beautifully presented throughout, the property offers spacious, modern accommodation ideal for first-time buyers, professionals, downsizers and investors.

Located in the highly sought-after area of Heaton, the apartment is within easy reach of popular cafés, restaurants, bars, shops and leisure facilities along Chorley New Road. The area is also well served by highly regarded schools, including Bolton School, Markland Hill Primary School and St Thomas of Canterbury Primary School.

The accommodation comprises a welcoming entrance hall with two large storage cupboards, a bright and spacious lounge/dining room featuring a bay window overlooking the attractive communal grounds, and a quality fitted kitchen with integrated Neff appliances and granite worktops. There are two generous double bedrooms, including a principal bedroom with a contemporary en-suite shower room, together with a modern three-piece bathroom.

Externally, the property benefits from two allocated parking spaces, attractive communal gardens, secure entry, gas central heating and double glazing.

The location is ideal for commuters, with Bolton and Lostock railway stations nearby, offering direct services to Manchester, Salford and Preston. The M61 motorway, A58 and A666 are all within easy reach, while Middlebrook Retail & Leisure Park, Bolton town centre and the West Pennine Moors are just a short drive away.

A stylish and well-appointed apartment in a prime residential location, early viewing is highly recommended.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway:

Open plan living/dining area: 20' 2" x 15' 11" (6.15m x 4.86m) into bay Downlights, double glazed window to the side, double glazed bay window to the front, radiators.

Kitchen: 11' 7" x 6' 4" (3.52m x 1.92m) Downlights, double glazed window to the front, range of fitted wall and base units with Granite worktops and splashbacks and integrated one and a half bowl sink and drainer, integrated Neff appliances including an extractor fan, four ring gas hob, electric oven, microwave, washer dryer, dishwasher and fridge/freezer, tiled flooring and open into the lounge/diner.

Bedroom 1: 12' 11" x 11' 10" (3.94m x 3.60m) Ceiling light point, double glazed window to the side, radiator, fitted wardrobes and drawers.

En suite: 9' 0" x 4' 9" (2.74m x 1.46m) Downlights, extractor fan, wall mounted vertical ladder radiator, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower with Aqualisa electric shower unit, tiled flooring and walls.

Bedroom 2: 12' 11" x 8' 6" (3.94m x 2.60m) Ceiling light point, double glazed window to the side, radiator.

Bathroom: 7' 1" x 5' 6" (2.15m x 1.68m) Downlights, extractor fan, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, wall mounted vertical ladder radiator, tiled flooring and walls.

Outside: Communal gardens and two car parking spaces.

Viewings: Please call 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, 125 years from 25 December 2016. We are advised the ground rent is £234 per annum. The service charge is £640 payable every 3 months

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost of £2400

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 in Chorley New Road conservation area.

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.

