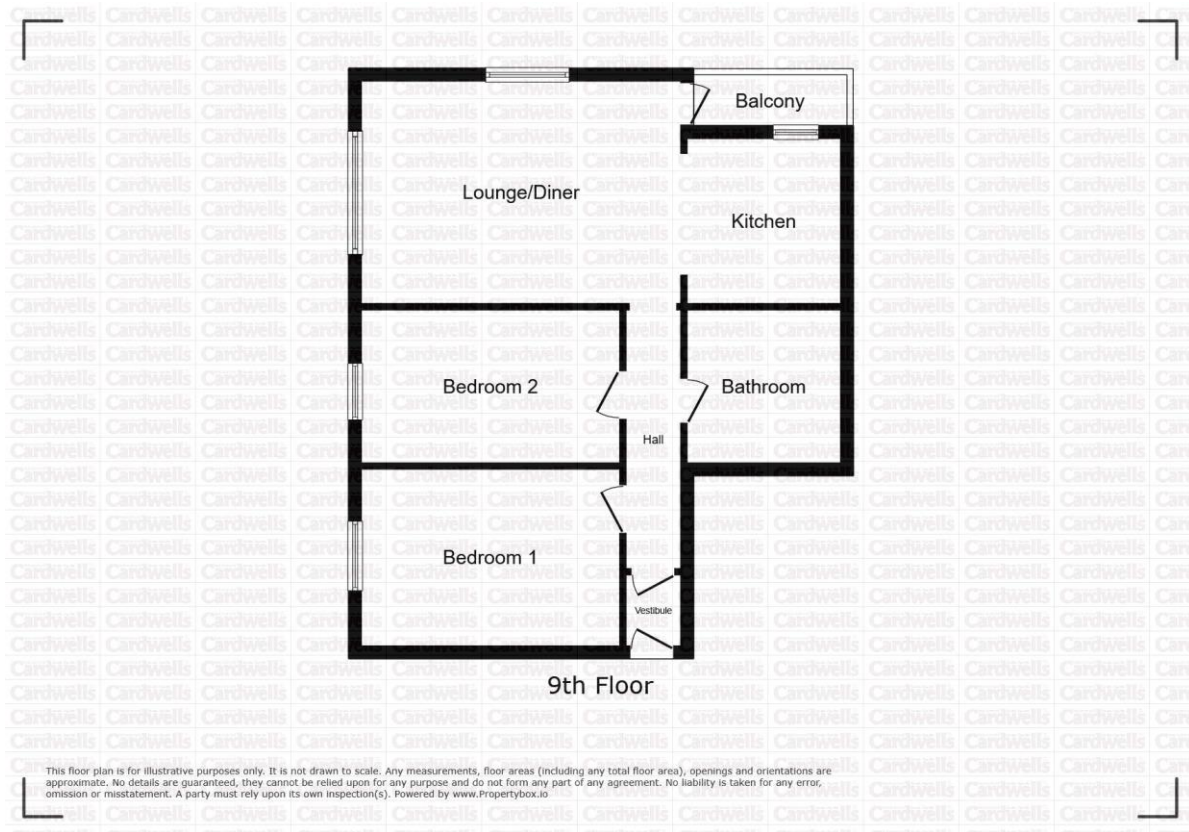
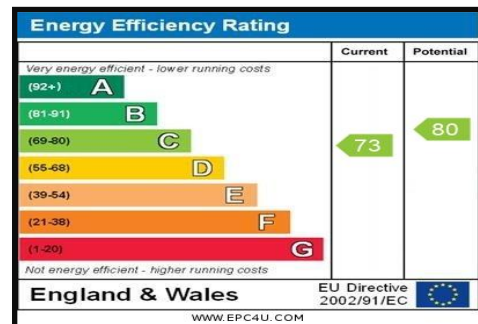




BLACKSHAW HOUSE THORNBANK NORTH, DEANE, BL3 5NU



- Two good sized bedrooms
- 9th floor apartment
- Recently fitted kitchen and bathroom
- Spacious rooms
- Secure entry system and lift served
- Close to Bolton town centre
- Ideal first time buy or investment
- Double glazing and electric heating



Offers Over £80,000

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

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Stunning apartment located on the 9th floor with far reaching views to the rear. This wonderful apartment has a secure entry system, is served by a lift and is offered for sale with NO ONWARD CHAIN. Internally the property is well presented throughout and has two good sized bedrooms, modern fitted shower room, recently fitted kitchen and a large lounge/diner which gives access to a balcony. The property would suit first time buyers or buy to let landlords and is located within easy reach of Bolton town centre, many local amenities and transport routes. The property further benefits from UPVC double glazing and electric heating. Viewings are strongly recommended to appreciate the style and standard of the accommodation on offer. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, vinyl flooring, door to hallway.

Hallway: Ceiling light point, vinyl flooring, alarm point, intercom.

Lounge/diner: 16' 11" x 11' 8" (5.16m x 3.56m) Ceiling light point, dual aspect double glazed windows to the rear and the side, vinyl flooring, door leading to the balcony, open into the kitchen.

Kitchen: 8' 11" x 8' 3" (2.71m x 2.52m) Ceiling light point, double glazed window to the side, vinyl flooring, range of fitted wall and base units with integrated extractor fan, induction hob, electric oven, washer/dryer, one and a half bowl sink with mixer tap and drainer, breakfast bar, space for a fridge/freezer.

Bedroom One: 13' 11" x 9' 6" (4.25m x 2.90m) Ceiling light point, wall mounted electric heater, double glazed window to the rear with far reaching views.

Bedroom Two: 13' 11" x 8' 3" (4.24m x 2.51m) Ceiling light point, wall mounted electric heater, double glazed window to the rear with far reaching views

Bathroom: 8' 4" x 7' 6" (2.53m x 2.28m) Ceiling light point, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, vinyl flooring.

Tenure: Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 8 July 2019

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

Service Charge: The service charge for the year 26-27 is around £1100 per year. The ground rent is £10 per year.

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.

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 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

Disclaimer: 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

