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**FLAT 7, BRIDGE APARTMENTS CHURCH STREET,
 BOLTON, BL6 7BR**



- Stunning 2 bedroom apartments
- Superb contemporary design
- Newly converted
- Close to Horwich centre
- Quality interior & fittings
- Views of Rivington Pike
- Excellent local amenities
- Opposite Horwich Leisure centre



£167,000

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

Cardwells are pleased to offer for sale these superb two bedroom apartments, which have been thoughtfully tastefully designed. Formally Horwich Conservative club, the conversion forms part of an attractive sandstone fronted building, close to Horwich Centre. Rivington Pike and the West Pennine Moors are within an easy reach, along with excellent local amenities, including shops, schools, restaurants, and pubs. Horwich leisure centre is just across the road. Step inside and you will notice a communal spacious hallway and stairs leading to all the floors. The apartment interiors showcase generous sized open plan fitted kitchen/living rooms, with quality fixtures and fittings and stunning far reaching views of Rivington Pike to the rear. There is plenty of parking with a private car park to the rear. There are eight stylish apartments on three floors, and benefit from modern electric heating and a security entry phone system. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk Once inside the inviting communal hallway, each apartment has a private entrance hall, along with an open plan lounge-kitchen-diner, two bedrooms and a bathroom with a contemporary modern white suite. Outside, there is a private residents car park to the rear. The property also benefits from UPVC double glazing.

Please note as these are new build conversions the ground rent and service charge are yet to be finalised and the council tax yet to be determined. We will publish these details as soon as we have them.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Wall mounted electric heater, security entry phone, double glazed skylight window, inset spotlights to the ceiling.

Open plan lounge diner: 17' 0" x 15' 0" (5.18m x 4.57m) Feature vaulted ceiling, uPVC double glazed window rear aspect, range of newly fitted wall and base units with complementary work surfaces and splashbacks, built-in Bosch oven, inset halogen hob with an extractor canopy above, stainless steel sink unit with mixer tap, integrated fridge freezer, space for a washing machine, two wall mounted electric heaters, inset spotlights, extractor fan.

Bedroom 1: 15' 5" x 18' 8" (4.70m x 5.69m) uPVC double glazed window side aspect, wall mounted electric heater, inset spotlights to the ceiling.

Bedroom 2: 10' 4" x 7' 10" (3.15m x 2.39m) uPVC double glazed window side aspect, wall mounted electric heater, uPVC double glazed skylight window.

Bathroom: 10' 0" x 5' 9" (3.05m x 1.75m) uPVC frosted double glazed window side aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap inset to a vanity unit, chrome plated towel rail, part tiling to the walls, built-in storage/airing cupboard, inset spotlights, extractor fan.

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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 Horwich Town Centre conservation area.

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

