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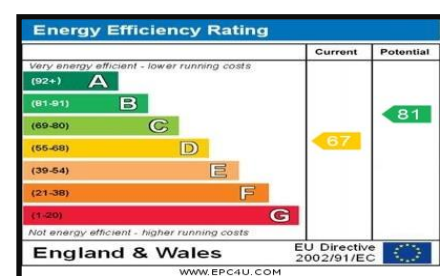
**DOUGLAS CHASE, RADCLIFFE, M26 1RT**



- For sale with no upward chain
- Modern gated development
- Situated on 2nd floor
- Ideal 1st time purchase
- 2 bedrooms, open plan living area
- Allocated parking space
- Good local amenities
- Close to motorway & train station



**£115,000**



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 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.

For sale with 'no upward chain involved', this modern two bedroom second floor apartment is situated in a very popular location in a gated development. The area is well served with local shops and transport links, Kearsley train station and the motorway network are within an easy reach. The property would be an ideal first time purchase or perhaps as a buy to let investment. The accommodation briefly comprises, entrance hall, plant lounge dining kitchen, two bedrooms and a 'Jack 'n' Jill' style bathroom. Outside there are communal garden areas and a car park with an allocated parking space. The property also benefits from electric heating and UPVC double glazing. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Front door leading to entrance hall with built in airing cupboard.

**Open Plan living room kitchen:** 19' 1" x 15' 3" (5.81m x 4.64m) 2 UPVC double glazed windows to the rear aspect, range of fitted wall and base units with complementary work surfaces, sink unit, built in oven and hob, extractor hood above, space for a fridge, space for a washing machine, 2 wall mounted electric heaters.

**Bedroom One:** 13' 10" x 11' 10" (4.21m x 3.60m) UPVC double glazed window to the front aspect, wall mounted electric heater.

**Bedroom Two:** 9' 0" x 8' 0" (2.74m x 2.44m) UPVC double glazed window to the front aspect, wall mounted electric heater.

**Bathroom:** 9' 5" x 6' 5" (2.87m x 1.95m) 'Jack 'n' Jill style' bathroom, UPVC double glazed window to the side aspect, matching white suite, comprising enclosed bath, shower cubicle, wash hand basin, part tiling to the walls, heated towel rail.

**Outside:** There are communal garden areas and a car park with an allocated parking space

**Charges:** The ground rent is £120 per year. The service charge is £110 per month - £1320

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold -250 years from 1 January 2005

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** Thinking of selling or letting: 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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