

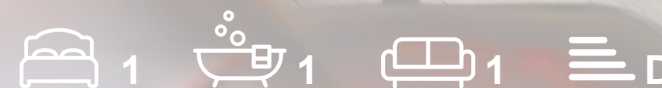


RESIDE
—
BOLTON



17 Neilston Rise
Bolton, BL1 5XZ

Offers Over £110,000



17 Neilston Rise

Bolton, BL1 5XZ

A beautifully presented one-bedroom apartment, offered in move-in condition and situated on a quiet private road with excellent motorway links.

The property offers bright and spacious accommodation throughout, with a welcoming reception room featuring impressive vaulted ceilings that create a real sense of space and character. The modern kitchen is stylish, practical and well-appointed, while the generous bedroom provides a comfortable and relaxing space. A contemporary bathroom completes the accommodation.

Externally, the property benefits from allocated parking for one vehicle, together with additional visitor parking. Ideally suited to first-time buyers, professionals or investors, this low-maintenance apartment is ready to move straight into with no renovation required.

Early viewing is highly recommended to appreciate the space, presentation and location on offer.

Entrance Hall 9'7" x 2'10" (2.94 x 0.88)

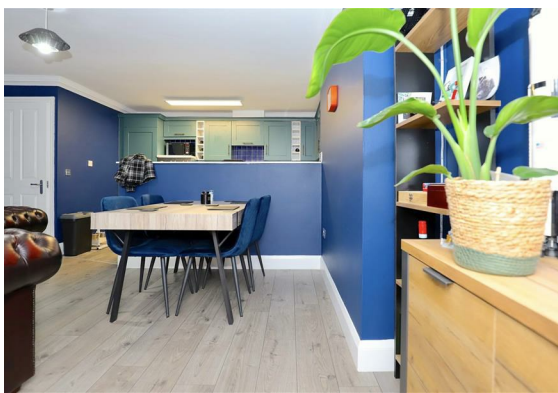
Entrance hall with access to lounge, Bathroom and bedroom. Loft Access

Lounge/Diner 23'0" x 15'9" (7.02 x 4.82)

An inviting open plan lounge benefitting from 2 x Velux windows to the rear. Laminate flooring. Feature lighting.

Kitchen 12'5" x 7'7" (3.81 x 2.33)

A generous kitchen offering a range of shaker style wall and base units, integrated fridge/freezer & oven.





Bathroom 7'1" x 7'0" (2.16 x 2.15)

A 3 piece bathroom offering a bath/shower over, w/c, hand basin. 1/2 tiled with full wall mirror and extractor fan.

Bedroom 15'9" x 15'5" (4.82 x 4.72)

A large bedroom offering vaulted ceiling, central arched top window and space enough for a large bed and work space.

Loft Space

A good size loft space with flooring, boarded plastered walls and storage. Cupboard housing the boiler.

- Large spacious bedroom
- Modern bathroom
- Top floor apartment
- Allocated parking space
- Sleek practical kitchen
- EPC Rating D
- Sought after location
- Ideal investment opportunity!



Floor Plan

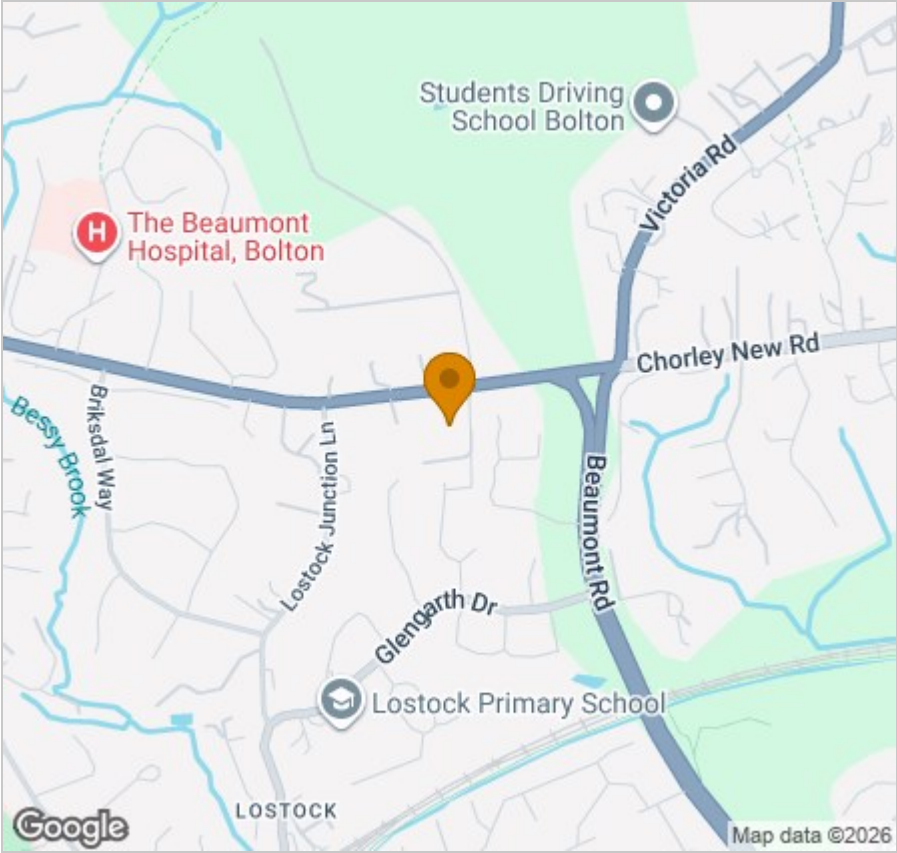


Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

