



24 Balmoral House Carslake Avenue, Bolton  
£110,000

**Miller Metcalfe**  
*Every step of the way*

## 24 Balmoral House Carslake Avenue

Bolton

Nicely Presented Top Floor Apartment In Heaton | No Cain Delay - Available Immediately

This well appointed and beautifully presented two bedroom apartment flows with neutral and crisp decor that will feel like home the second you arrive. We think this would make a perfect purchase for a first time buyer looking to take their first steps on to the market or perhaps someone looking to downsize without compromising on space. Due to the increasing popularity of the area, it could also make a smart investment for an investor looking to enhance their portfolio.

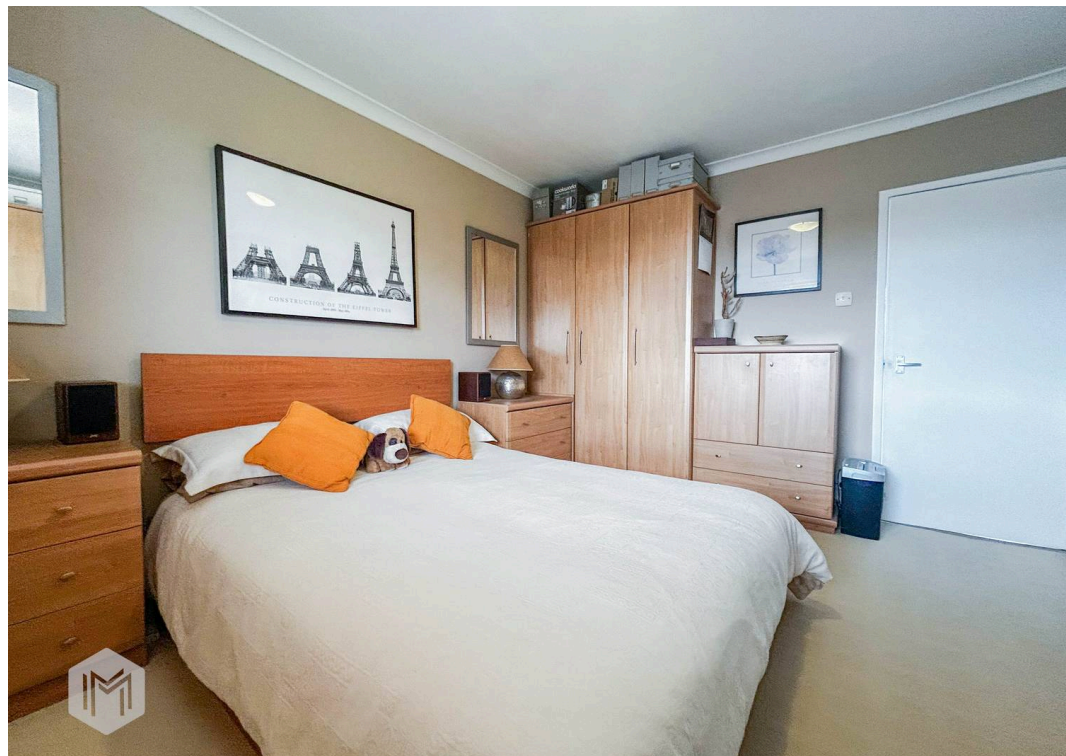
Two generous double bedrooms are on offer, alongside a modern three-piece bathroom suite. The main living area enjoys an open-plan layout, seamlessly combining the lounge and kitchen space to create a bright and sociable environment. Beautifully presented throughout, the apartment is a credit to the current owner and is ready to move straight into and enjoy immediately.

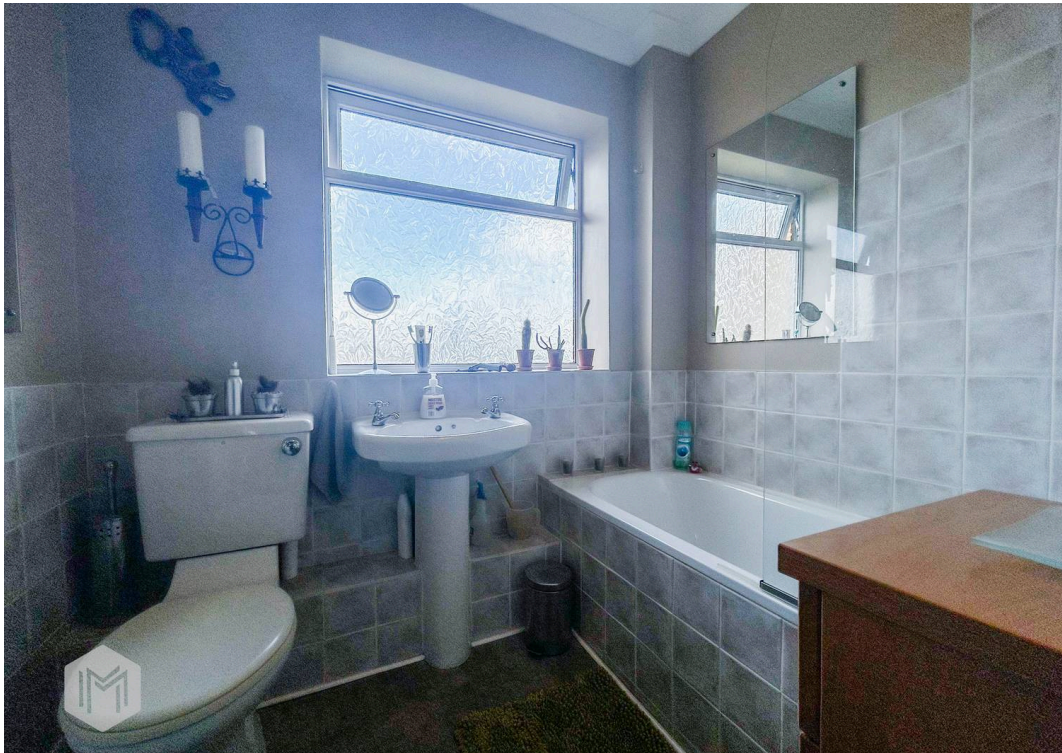
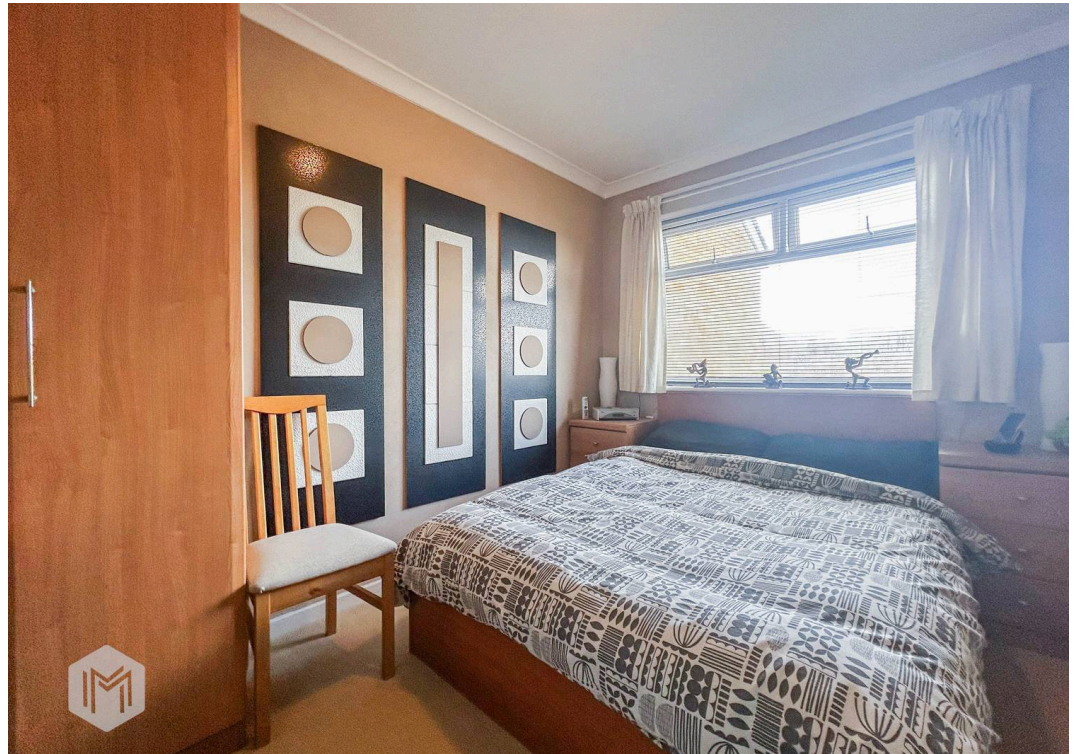
Balmoral House is located on Carslake Avenue just off Chorley New Road in Heaton. Queens Park is a short walk away as is the town centre where you'll find a great selection of amenities such as shops, restaurants, leisure facilities and supermarkets. Bolton train station is also within easy reach which provides great links to Manchester and beyond.

Council Tax band: A

Tenure: Leasehold

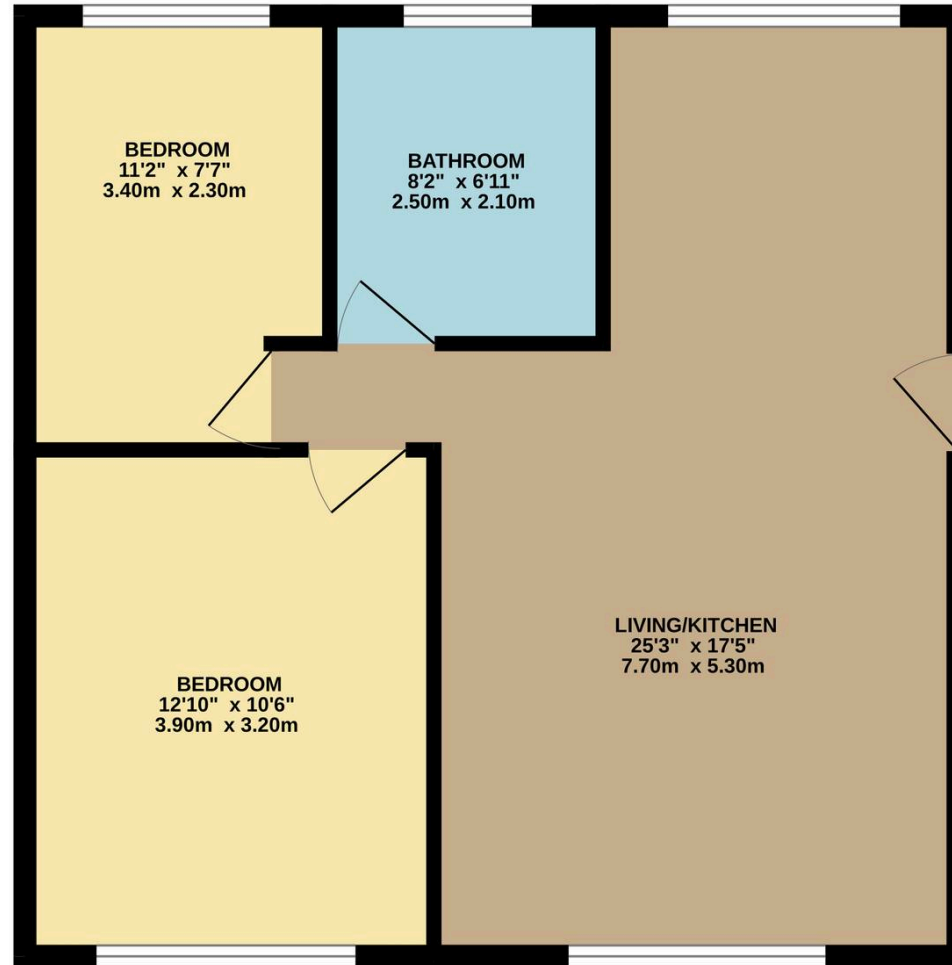








GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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