



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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DEAN COURT, BOLTON, BL1 2RY



- Ground floor apartment
- No onward chain
- Two double bedrooms
- Three piece bathroom
- Kitchen
- Communal garden & parking
- Gas C.H and double glazing
- Close to amenities & commuter routes



£90,000

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Offered for sale with NO ONWARD CHAIN is this ground floor apartment located close to Bolton Town Centre. Dean Court is ideally located close to many local amenities within Bolton Gate Retail Park and Bolton Town Centre all within walking distance. Commuting is also superb with St Peter's Way, which takes you directly towards Manchester, just around the corner along with Bolton train station. Internally this ground floor apartment comprises an entrance hallway, two double bedrooms, three piece bathroom suite, kitchen and good sized lounge/dining room. Externally there is communal parking with communal gardens. 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:

Entrance hallway: Ceiling light point, radiator, storage cupboards.

Lounge/dining room: 18' 1" x 13' 0" (5.52m x 3.97m) Ceiling light point, double glazed window to the rear, radiator, laminate affect flooring.

Kitchen: 9' 10" x 8' 0" (2.99m x 2.43m) Ceiling light point, extractor fan, double glazed window to the front, wall mounted boiler, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, space for a washing machine and fridge freezer, tiled floor, radiator.

Bedroom 1: 12' 6" x 11' 10" (3.82m x 3.61m) Ceiling light point, radiator, double glazed window to the rear, fitted wardrobes.

Bedroom 2: 9' 8" x 7' 9" (2.95m x 2.35m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

Bathroom: 9' 0" x 6' 11" (2.74m x 2.11m) Ceiling light point, double glazed window to the front, wall mounted vertical ladder radiator, storage cupboard, three-piece suite incorporating a WC, vanity unit with inset sink, panel bath with electric shower above, extractor fan, tiled splashback to the walls.

Externally: Communal parking with communal gardens.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from 12 March 1991

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

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 not in a conservation area.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 656 sq ft

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

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