



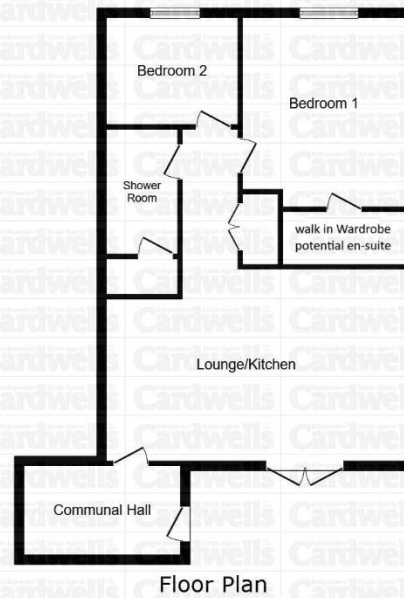
Independent Estate Agents **Cardwells** Est. 1982

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SPRING VALE, TURTON, BL7 0FS



- Ground floor apartment
- Two bedrooms
- Shower room with en-suite capability
- Open plan living area
- Fitted kitchen area
- Highly regarded location
- No onward chain delay
- Allocated and visitor parking



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



£200,000

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Situated in the heart of the picturesque village of Edgworth and on the cusp of beautiful agricultural land is this modern two bedroom ground floor apartment. The first class amenities of Edgworth are within walking distance, and include: restaurants/pubs, Edgworth Cricket club, shops, sporting facilities and of course the beautiful countryside. Entwistle train station is within reach which is on the Blackburn to Manchester line, while commuting by car is easy to: Bolton, Bury, Blackburn and Darwen. The property is well presented throughout and briefly comprises: entrance hallway, fitted kitchen complete with integrated appliances and central island, open plan lounge, inner hallway with utility cupboard, fitted master bedroom with walk in wardrobe which has plumbing to convert to en-suite shower room if desired, double second bedroom and a modern white three-piece shower room suite. Externally there is allocated car parking and there are visitors car parking spaces. The property is offered with stylish yet neutral decorations throughout and has fully tiled floors for ease of cleaning. This is a superb property within an exclusive rural development and viewing is highly recommended to avoid disappointment. Your personal viewing visit can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Hallway: Glazed door with intercom panel leading into the communal hall. Door leading into the apartment.

Open plan Living: 22' 0" x 14' 1" (6.7m x 4.3m) Door leading of the communal hall into the kitchen area which has a good range of base units with complementary work surfaces and matching wall mounted cabinets and matching central breakfast Island. The kitchen area opens onto the lounge with double glazed French doors to the side elevation. Tiled floor. Storage cupboards. Wall mounted TV point. Recessed spotlights.

Inner Hallway: Storage cupboard plumbed for washing machine.

Bedroom One: 13' 9" x 12' 2" (4.2m x 3.7m) Double glazed window to the side elevation. Door leading through to the walk in wardrobe which is plumbed for en-suite facilities if required.

Bedroom Two: 9' 6" x 7' 10" (2.9m x 2.4m) Double glazed window to the side elevation. Tiled floor.

Shower Room: Door leads off the inner hall to the shower room with walk in shower cubicle, tiled floor and door leading through to the WC and wash hand basin.

Externally: The enjoys enjoys picturesque communal gardens with allocated parking together with visitor parking on site. Available with no onward chain delay, this stylish two bedroom ground floor apartment requires viewing to appreciate the accommodation, location and views.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 January 2008

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1818

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 or visiting: www.Cardwells.co.uk.

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

