

LILAC GARDENS, BOLTON, BL3 2NL



- Stylish 2 bed apartment
- No upward chain involved
- Situated on 2nd floor
- Popular & convenient location
- Ideal 'buy to let' investment
- Well presented, Juliet balcony
- Close to excellent amenities
- Good transport links



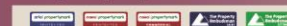
£85,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this stylish two bedroom apartment, within a very popular and convenient location. The apartment is situated on the second floor and is well presented, making this an ideal buy to let investment or as a first home. The area is well served with local shops schools and public transport links. St. Peters Way (A666) is also close by, giving easy access into Manchester and throughout the North West. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge/dining room, kitchen, two bedrooms and the bathroom. There is dedicated parking. The property also benefits from uPVC double glazing and gas central heating. The property has been painted and had new flooring May 2026. A combi boiler was installed in June 2024.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: Radiator, wall mounted entry phone, built in storage cupboard.

Lounge dining room: 14' 5" x 11' 5" (4.39m x 3.48m) Juliet balcony with uPVC double glazed French doors, uPVC double glazed window side aspect, two radiators.

Kitchen: 7' 6" x 7' 9" (2.28m x 2.36m) uPVC double glazed window side aspect, modern fitted wall and base units with complimentary work surfaces and splashbacks, stainless steel sink unit with mixer tap, built in oven, four ring gas burner hob, stainless steel extractor hood above, space for a washing machine, fridge, and a freezer.

Bedroom 1: 17' 6" x 8' 7" (5.33m x 2.61m) uPVC double glazed window front aspect, radiator below.

Bedroom 2: 11' 10" x 6' 1" (3.60m x 1.85m) uPVC double glazed window front aspect, radiator below.

Bathroom: 6' 2" x 6' 10" (1.88m x 2.08m) White suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin, tiled splashbacks, radiator, extractor fan.

Outside: Outside there are plant areas and residents parking.

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. 999 years from 1 November 1925

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 approximate square foot is 592

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 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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