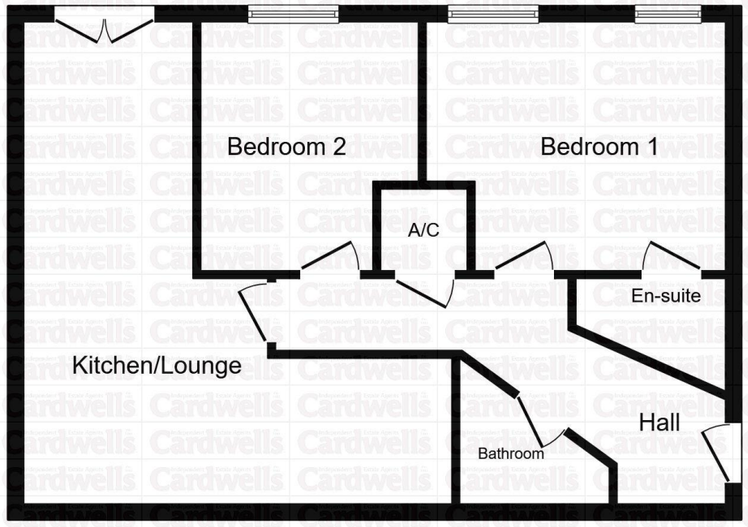


Floor Plan

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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ASTLEY BROOK CLOSE, BOLTON, BL1 8RT



- 2 bed apartment
- No upward chain involved
- Popular & convenient location
- Situated on 1st floor
- Master bed with en suite
- Juliet balcony
- Allocated parking space
- Close to motorway & town centre







Offers in the Region Of £105,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

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T: 0161 761 1215
E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow. WDC Estates

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For sale with ‘no upward chain involved’, this two bedroom first floor apartment, situated on a very popular development. The valley is conveniently placed for public transport links only a few minutes drive to A666 St. Peter’s Way and Bolton town Centre. The property would make an ideal first time purchase, perhaps as a buy to let investment. to arrange a viewing please contact Cardwell‘s estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, entrance hall, (lounge kitchen dining room, two bedrooms and the bathroom. The master bedroom hasn’t en suite shower room. The property also benefits from double glazing a Juliet balcony in the lounge and a security entry phone system. There is an allocated parking space and additional visitor parking spaces.













ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Security entry phone, wall mounted electric heater, built in airing cupboard.

Open plan living room/kitchen: 20' 8" x 17' 3" (6.29m x 5.25m) Living area: uPVC double glazed French doors open onto a Juliet balcony, two wall mounted electric heaters. Kitchen area: Fitting wall and base units with complimentary work surfaces and tiled splashbacks, built in oven, halogen hob, concealed extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine and a fridge freezer, recess display lighting beneath the wall units.

Bedroom 1: 12' 10" x 8' 10" (3.91m x 2.69m) 2 uPVC double glazed windows, rear aspect, wall mounted electric heater.

En suite shower room: 6' 5" x 4' 10" (1.95m x 1.47m) Shower cubicle, close coupled WC, wash basin with mixer tap, chrome plated towel rail, extractor fan, part tiling to the wall walls.

Bedroom 2: 9' 4" x 8' 9" (2.84m x 2.66m) uPVC double glazed window rear aspect, wall mounted electric heater.

Bathroom: 6' 5" x 6' 3" (1.95m x 1.90m) White suite comprising, enclosed bath with mixer tap, close coupled WC, wash basin with mixer tap, part tiling to the walls.

Outside: Outside there are communal areas and a residents car park, with an allocated parking space plus visitor parking spaces.

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 1 January 2007

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1866 per annum

Flood risk area: 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 57.7 sq m

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

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

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