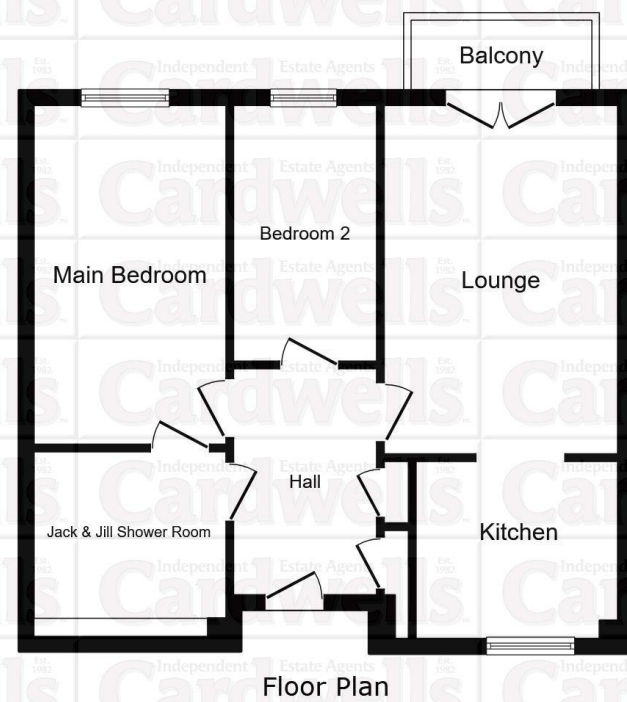


Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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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MANOR GARDENS HOUGH FOLD WAY, BOLTON, BL2 3DR



- Two bedroom apartment
- Over 55's Development
- Lounge with balcony
- Fitted kitchen
- Walk in Shower room
- Residents lounge
- 24hr On Site Care Staff
- No onward chain delay



Offers in the Region Of £155,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Manor Gardens is a safe, friendly and caring environment for all residents and visitors. There is a car park on site and the development has a secure entry system to gain access. The development is specifically aimed at residents aged 55 and over. Places for people are the landlords and manage the development. We understand the service charge for the apartment includes all personal heating, lighting, power and water used in this apartment together with all communal areas, buildings and ground maintenance etc.. There is an extra care scheme with on-site care staff 24 hours seven days a week should anyone wish to use this facility. In addition to the main coming lounge there is also a private residents lounge.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 10' 0" x 6' 4" (3.05m x 1.93m) Spacious hallway providing access to all rooms. Two storage cupboards. Radiator.

Lounge dining room: 15' 5" x 10' 4" (4.7m x 3.15m) Double glazed French doors to the front elevation providing access onto a balcony with room for bistro table and chairs. Radiator. Door entry intercom. Open onto the kitchen area.

Kitchen: 8' 11" x 7' 10" (2.72m x 2.39m) Window overlooking the communal hall with blinds for privacy. Range of oak effect shaker style base units with contrasting work surfaces and matching wall mounted cabinets. Built in Zanussi ceramic hob and Zanussi electric oven at waste height. Inset sink and drainer. Space and plumbing for washing machine. Space for fridge freezer.

Master bedroom: 15' 0" x 8' 6" (4.57m x 2.59m) Double glazed window to the front elevation. Range of fitted wardrobes. Radiator. Door leads through to the shower room.

Bedroom 2: 11' 4" x 6' 4" (3.45m x 1.93m) Double glazed window to the front elevation. Radiator.

Shower room: 8' 6" x 8' 2" (2.59m x 2.49m) Doors off the hallway and also into the master bedroom. Three-piece suite comprising of walk in thermostatic shower, wall hung wash hand basin, WC. Emergency pull cord.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763 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.

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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