

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, quality fitted kitchen complete with integrated appliances, open plan lounge/diner, inner hallway with utility cupboard, fitted master bedroom with ensuite shower room off, double second bedroom with built-in wardrobe/storage base and a modern white three-piece bathroom suite. Externally there is allocated car parking and there are visitors car parking spaces. The property is offered complete with blinds, curtains, light fittings and stylish yet neutral decorations throughout. A Vent Axia air extraction system has been professionally fitted in the Winter of 2023 for the avoidance of future condensation and moisture niggles. This is a superb property within an exclusive rural development and viewing is highly recommended to avoid disappointment. In the first instance a walk-through viewing video is available to watch and then a 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:

ENTRANCE HALL : 7' 2" x 3' 10" (2.18m x 1.17m) Electric heater, alarm

LOUNGE : 14' 9" x 14' 2" (4.5m x 4.32m) uPVC double glazed patio door to Juliette balcony, contemporary decorations, telephone entrance system, electric wall heater, opens directly into the kitchen

KITCHEN : 8' 5" x 9' 0" (2.57m x 2.74m) Beautiful modern professionally fitted kitchen complete with integrated dishwasher, built under oven/grill, 4 ring electric hob with chimney style extractor over, an excellent range of matching drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, and contrasting work surfaces which extend into a breakfast bar.

HALL : 9' 1" x 3' 8" (2.77m x 1.12m) Utility cupboard off, with plumbing for automatic washing machine, a Vent Axia air extraction system has been professionally fitted in the Winter of 2023 for the avoidance of future condensation and moisture niggles.

BEDROOM 1 : 13' 9" x 11' 4" (4.19m x 3.45m) Professionally fitted modern mirrored furniture to one wall, giving excellent storage space, drawers and hanging rails, uPVC double glazed window, electric heater.

EN-SUITE : 8' 1" x 3' 10" (2.46m x 1.17m) Modern en-suite shower room with large shower cubicle, wash basin and w.c. ceramic wall and floor tiling, mirrored wall, heated towel rail.

BEDROOM 2 : uPVC double glazed window with fitted blinds, fitted mirrored furniture, giving drawers, shelving and hanging rails, electric heater.

BATHROOM : 6' 10" x 6' 1" (2.08m x 1.85m) Superb modern white bathroom suite comprising : w.c. wash basin and bath, ceramic wall and floor tiling, heated towel rail, large mirror to one wall.

GARDENS : Communal gardens to the property

PARKING : Parking space No 2. there are several visitors parking spaces too.

VIEWINGS All viewings are by advance appointment with Cardwells Estate Agents, Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

COUNCIL TAX BAND Cardwells Letting Agents Bolton research shows the property is in band B annual cost of £1818.

TENURE: Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from 1 January 2008. We are advised the ground rent is £125 per annum and the service charge is £151 pcm

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 Bury 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 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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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