



Floor Plan

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HILLSIDE HOUSE, HILL SIDE, HEATON, BL1 5DT



- Top floor apartment
- Two double bedrooms
- Open lounge dining area
- Three-piece bathroom
- Useful good sized store
- Detached garage
- Communal gardens
- Early viewing advised



£200,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in a well regarded area of Lostock and having good access to road and rail networks, this two bedroom top floor apartment offers convenience and comfortable living. The accommodation is deceptively spacious and briefly comprises communal hallway, apartment hall, sizeable open plan lounge /dining area, fitted kitchen, two double bedrooms, three-piece bathroom and good sized useful store. Externally the property enjoys pleasant views from all windows and well tended communal gardens. This particular apartment benefits from a single garage en-bloc. Early viewing is advised and can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing bolton@cardwells.co.uk or online at cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance: Intercom access. Stairs and lift to all floors.

Apartment Hallway: 13' 5" x 7' 3" (4.09m x 2.2m) Door leading off the communal hall into the apartment hall.

Lounge: 21' 8" x 12' 6" (6.6m x 3.8m) Two double glazed windows to the side elevations. Underfloor heating.

Kitchen: 11' 10" x 9' 2" (3.6m x 2.8m) Double glazed window to the rear and side elevations. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric hob and oven. Plumbed for washing machine and dryer. Space for fridge freezer. Tiled floor. Recessed spotlights. Pleasant distant views.

Bedroom One: 12' 2" x 11' 10" (3.7m x 3.6m) Double glazed window to the side elevation. Under floor heating.

Bedroom Two: 10' 10" x 8' 10" (3.3m x 2.7m) Double glazed window to the side elevation. Underfloor heating. Currently used as gymnasium.

Bathroom: Double glazed window to the side elevation. Three piece suite comprising bath with shower and screen over, vanity sink unit and close coupled WC. Tiled floor. Tiled elevations. Airing cupboard.

Externally: The property enjoys attractive communal gardens and a single detached garage en-bloc.

Service Charge/Ground Rent: £2,400 per annum, includes ground rent and service charge.

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold. 999 years from 25 December 1974

Council tax: Cardwells estate agents Bolton research shows the property is band G annual charges of £3,778

Conservation area: Cardwells estate agents Bolton research indicates the property is in Chorley New Road conservation area.

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk 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.

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

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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