



Marsden Road, Bolton, BL1 2JT Offers In Excess Of £70,000

A well-presented, two-bedroom, Sixth floor apartment situated within walking distance to Bolton Town Centre with great access to transport links for access to Manchester City Centre and local areas and amenities. The property comprises hallway, an open plan lounge/dining area, two bedrooms with the main bedroom having an ensuite and a three-piece bathroom suite with a shower over the bath. The property benefits from electric central heating, double glazing, intercom access, neutral decoration, and neutral flooring. Externally there is an allocated car parking space.

This property is suitable for investors as it is currently being let out and has a rental yield per annum of £9,00.00.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. **MUST VIEW!**

Kitchen

7'6" x 9'2" (2.30 x 2.80)

Lounge

10'2" x 20'0" (3.10 x 6.10)

Store Room

6'2" x 2'11" (1.90 x 0.90)

Bedroom

7'10" x 13'5" (2.40 x 4.10)

Bathroom

6'6" x 7'2" (2.00 x 2.20)

Bedroom

7'10" x 16'4" (2.40 x 5.00)

Ensuite

6'6" x 4'11" (2.00 x 1.50)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

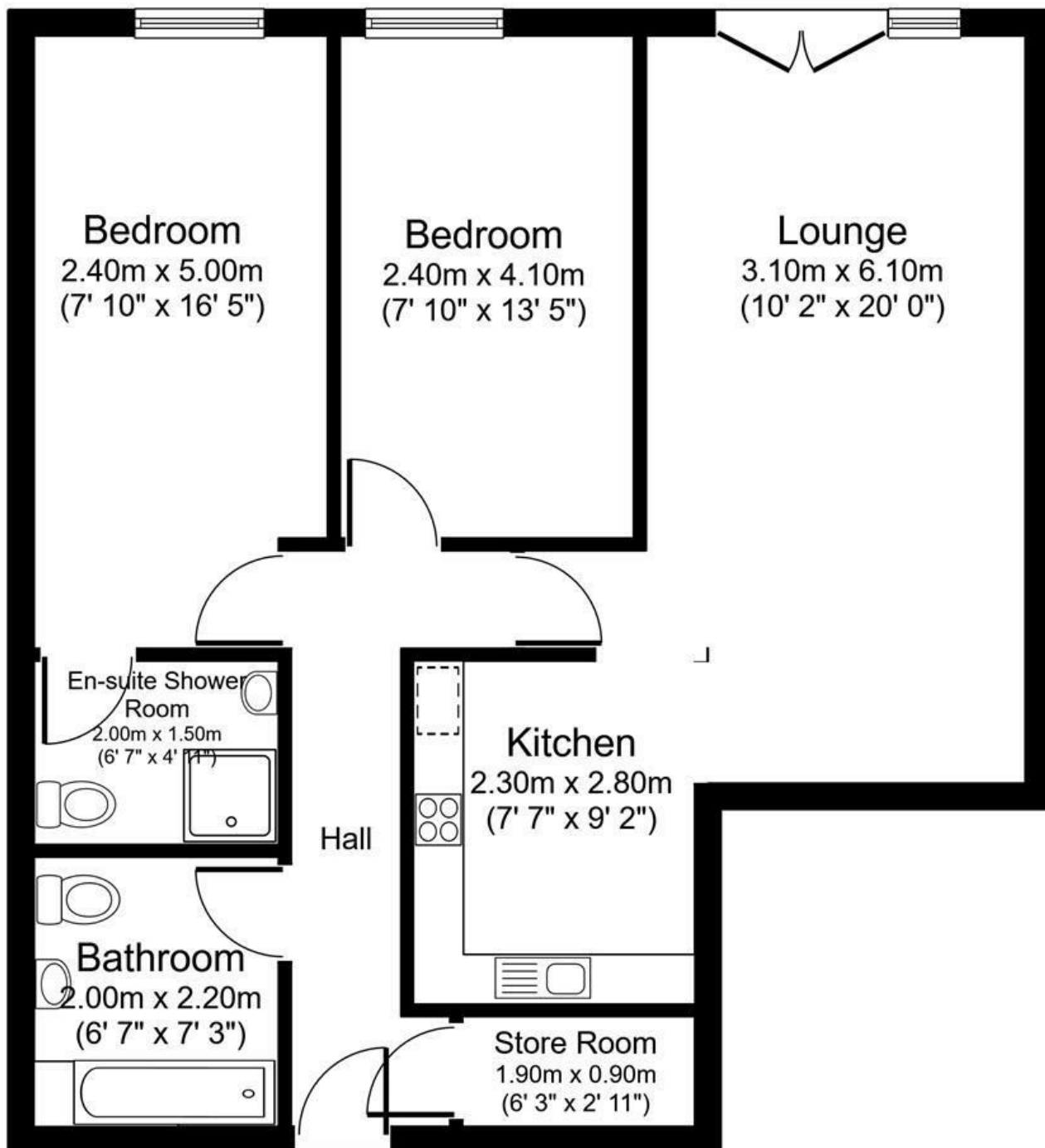
Sold with sitting Tenant

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Important Information For Successful Buyers

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Floor Plan

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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