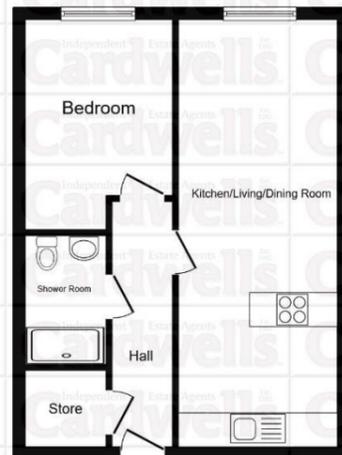




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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 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.co.uk

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STONE CROSS HOUSE, CHURCHGATE, BOLTON, BL1 1HR



- No upward chain involved
- Modern interior & well presented
- Situated in town centre
- Ideal investment opportunity
- One bedroom, open plan living area
- Secure entry system
- 2 communal lifts to all floors
- Good local amenities & transport links



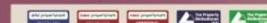
£85,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain' involved this stylish one bedroom second floor apartment, situated in Bolton town Centre. With all of the excellent amenities it has to offer. The property is very well presented and would make an ideal investment. There are well maintained communal hallways, a security entry system and two lifts give access to all floors. Churchgate is within walking distance of Bolton train station and bus station. The accommodation briefly comprises, Entrance hall, useful storage/airing cupboard, open plan living kitchen room, bedroom, and a shower room. Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk for viewings.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: wall mounted entry system. Built in storage cupboard.

Open plan lounge dining kitchen: 24' 8" x 9' 2" (7.51m x 2.79m) Lounge dining area uPVC double glaze window rear aspects, radiator below inset spotlights to the ceiling. Kitchen Modern fitted wall and base units with Work top surfaces, sink units with mixer tap, built in oven, halogen hob, integrated fridge freezer, inset spotlights to ceiling.

Bedroom: 12' 2" x 8' 6" (3.71m x 2.59m) uPVC double glazed window rear aspect, radiator below.

Shower room: 7' 5" x 4' 7" (2.26m x 1.40m) Contemporary suite comprising, shower cubicle, wash basin with mixer tap and vanity, close couple WC, chrome plated towel rail,.

Viewings: Please contact 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 250 years from and including 1 January 2020. We are advised the ground rent is £250 per annum and service charge is £1350 approximately per annum

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

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 in Churchgate 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

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

