



-
- A modern living room with a dark blue accent wall. A black leather sofa with yellow and pink cushions sits against the wall. A white coffee table with a black remote and orange fruit is in front. A large window is on the right. In the background, a dining area with a white table and grey chairs is visible.



E: lettings@cardwells.co.uk

[info@propermark](#)
[new@propermark](#)
[new@propermark](#)
 The Property Bookroom

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Offered to the market with no onward chain, this superbly presented and fully refurbished second floor apartment occupies an enviable position within the well regarded The Valley development in Astley Bridge. Ideal for first time buyers, professional couples, downsizers and buy to let investors, this stylish home is ready to move straight into and offers a perfect combination of modern living, convenience and excellent transport connectivity. Accessed via a secure communal entrance with intercom entry system, the accommodation briefly comprises a welcoming entrance hallway, a spacious and light filled open plan lounge, dining and kitchen area, creating an ideal space for both everyday living and entertaining. The living space is enhanced by an attractive Juliet balcony, allowing plenty of natural light and a pleasant open aspect. There are two well proportioned bedrooms, including a generous master bedroom with en-suite shower room, together with a modern family bathroom finished to a high standard. The apartment benefits from double glazing throughout and is presented in excellent condition following a comprehensive refurbishment programme. Outside, the property enjoys well-maintained communal grounds and benefits from an allocated parking space together with additional visitor parking, providing convenience for both residents and guests. The location is one of the property's most attractive features. The Valley retail and leisure complex is within easy reach and offers a variety of supermarkets, retail stores, cafés, restaurants, gym facilities and a cinema. Bolton town centre is only a short distance away, providing further shopping, leisure and educational facilities. Families will appreciate the proximity to a selection of local primary and secondary schools, whilst healthcare services and everyday amenities are all close at hand. For commuters, the property is exceptionally well placed, with easy access to the A666 St Peter's Way, linking directly to the M61 motorway network and providing straightforward routes towards Manchester, Preston, Chorley and beyond. Bolton Railway Station is also within easy reach and offers regular services to Manchester city centre, making this an excellent choice for those travelling across Greater Manchester and the North West. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light points, wall mounted electric heater, storage cupboard.

Kitchen diner: 17' 4" x 10' 2" (5.28m x 3.09m) Ceiling light points, laminate flooring, wall mounted electric heater, range of fitted wall and base units incorporating a stainless steel sink with mixer tap and drainer, integrated extractor fan, electric hob, electric oven, washer/dryer, space for a fridge/freezer, open into the lounge area.

Living room: 13' 0" x 10' 0" (3.96m x 3.04m) Ceiling light point, wall mounted electric heater, laminate flooring, double glazed French doors leading to Juliet balcony.

Bedroom 1: 10' 10" x 8' 8" (3.30m x 2.63m) Ceiling light point, wall mounted electric heater, double glazed window to the front, wood panelled feature wall.

En suite: 5' 10" x 5' 1" (1.77m x 1.54m) Ceiling light point, extractor fan, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, tiled splashback to the walls.

Bedroom 2: 11' 3" x 7' 5" (3.44m x 2.26m) Ceiling light point, laminate flooring, wall mounted electric heater, double glazed window to the front.

Bathroom: 6' 7" x 6' 2" (2.00m x 1.87m) Ceiling light points, extractor fan, wall mounted heated towel radiator, three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap, tiled splashback to the walls.

Outside: One allocated parking space.

Viewings: Please call 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, 125 years from 1 January 2007

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1866

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

Disclaimer: 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

