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- **Superb lift served apartment**
- **On the end, neighbour to one side**
- **Large astroturf private terrace**
- **One large bedroom, modern bathroom**
- **Sold fully furnished and equipped**
- **Appliances, furniture, bed frame included**
- **Ready to move straight into, no chain**
- **Ideal 1st home or buy to let opportunity**



£105,000

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Incorporating: Wright Dickson & Catlow. WDC Estates



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

A one bedroom apartment enjoying a wonderful Astroturf private terrace with neighbours to only one side, sold fully furnished and available with no upward chain. This may be an ideal purchase for a first time buyer as all appliances and furniture are included in the sale and potentially all you will need is a TV! Positioned on the second floor, the property is at the end of the hallway where there is unlikely to be a great deal of passing footfall, and it comes complete with a secure indoor car parking space behind the electric vehicle entrance. Accommodation briefly comprises: hallway with two built-in storage areas, 9.4 meter open plan lounge/diner/fitted kitchen with sliding doors off onto the Astroturf terrace, white three-piece bathroom Suite and 5.6 meter bedroom. An up-to-date electric safety certificate will be provided as will PAT testing for all of the electrical appliances included. This really is a unique opportunity to purchase a secure, beautifully positioned apartment ready to move in to complete with things such as curtains, lamps, chairs, light fittings etc. Viewings in the first instance are via the walk through viewing video, and then in person viewings 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:

Hallway: 12' 1" x 6' 2" (3.690m x 1.887m) Measured at maximum points, with two built-in storage areas and electric storage heater, telephone entrance system.

Open plan lounge/diner/kitchen: 31' 1" x 13' 8" (9.486m x 4.157m) Measured at maximum points to include the entire area.

Kitchen: A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, Neff double oven/grill, four ring electric hob with extractor over, stainless steel sink and drainer with mixer tap over, freestanding fridge freezer, freestanding washing machine, freestanding microwave, freestanding kettle, wall clock, spot lighting, etc

Lounge diner: A wonderful open plan living space complete with uPVC sliding double glazed and patio doors off to terrace, feature wallpaper to one wall, quality flooring, neutral decorating, furnishings included amongst other things: black glass dining table and four chairs, two settees and matching footstool, large entertainment/TV stand, matching black glass side table and display shelves, lamp, etc.

Bedroom: 18' 7" x 8' 11" (5.652m x 2.710m) A sizeable bedroom with uPVC window, electric heater, large quality wardrobe, bedframe, bedside furniture, curtains, etc.

Bathroom: 8' 0" x 5' 8" (2.451m x 1.717m) A modern white three-piece bathroom suite comprising: WC, pedestal wash hand basin and bath with fitted glass shower screen, large wall mirror, ceramic wall and floor tiling, heated towel rail, extractor.

Parking: We are advised that there is one internal car parking space set behind the secure electric vehicle entrance system.

Chain details: The property will be sold with no further upward chain and early vacant possession.

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Price: £105,000
ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



Please note: all viewings are by appointment only through our BOLTON Office