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HILL VIEW COURT, ASTLEY BRIDGE, BL1 8NT



- 2 Bed Ground Floor Property
- L Shaped Hall/Shower Room
- 2 Good Bedrooms/Fitted Master
- NO UPWARD CHAIN!
- Lounge/Fitted Kitchen
- Modernise To Taste
- Ideal FTB/BTL
- Viewings 7 Days A Week



£74,950

BOLTON

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LETTINGS & MANAGEMENT

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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.

Cardwells are delighted to offer to the market this ground floor 2 bedroom property on the ever popular Hill View Court development. Situated adjacent to the Asda Superstore and being ideally positioned for the areas schools, amenities and excellent transport links to Bolton, Bury and beyond. Briefly comprising: L shaped hall, lounge with wall mounted electric fire and doors to an outside balcony, fitted kitchen, 2 good bedrooms with fitted master and a 3 piece shower room. Outside offers communal gardens and residents parking. It is worth noting that the property requires modernisation to taste but this is reflected in the asking price and has the added advantage of NO UPWARD CHAIN. Warmed by electric heating and uPVC double glazed, accompanied viewings are welcomed, 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into

Hallway: 8' 1" x 13' 9" (2.46m x 4.19m) L shaped, carpet, wall mounted heater, meter cupboard, storage cupboard housing the water tank, wall mounted intercom.

Lounge: 19' 11" x 10' 10" (6.07m x 3.30m) Carpet, uPVC door to the balcony, uPVC double glazed window, wall mounted electric fire.

Bedroom 1: 9' 5" x 9' 5" (2.87m x 2.87m) Built in wardrobe, carpet, uPVC double glazed window, wall mounted heater.

Bedroom 2: 9' 5" x 7' 11" (2.87m x 2.41m) Carpet, uPVC double glazed window, wall mounted heater.

Kitchen: 6' 9" x 11' 11" (2.06m x 3.63m) Fitted kitchen comprising stainless steel sink unit, base and wall cupboards, worktops, oven, 4 ring electric hob, cushion flooring, uPVC double glazed window.

Shower room: 8' 1" x 5' 0" (2.46m x 1.52m) W.C, wash basin, walk in shower cubicle, cushion flooring.

Outside: Communal gardens and residents parking.

Price: £74,950

Viewings: All viewings are available by appointment with Cardwells Estate Agents 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk, 7 days a week.

Thinking of moving: The property market has really changed and the best place to start will likely be with an accurate valuation of your property so you know what it is really worth now. For a relaxed, professional valuation, free of charge and with no obligation, call Cardwells Estate Agents Bolton on 01204381281 or visit: <https://www.cardwells.co.uk/get-your-free-valuation/> or <https://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

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

members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

