

4 Waterside Gardens

Approximate Gross Internal Floor Area = 64.1 sq m / 690 sq ft

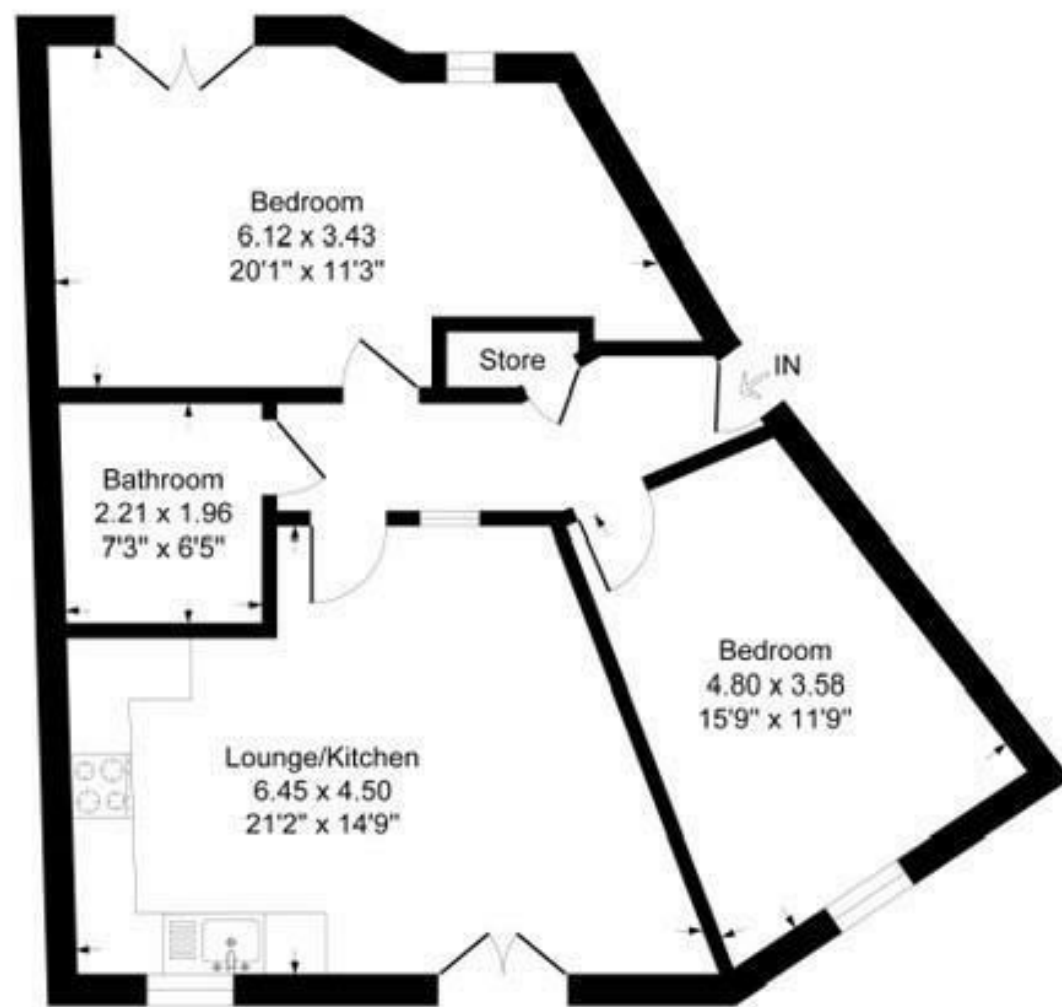


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL1 8WB What3words - ///salad.glow.origin

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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4 Waterside Gardens

, Bolton, BL1 8WB

Offers over £100,000



- Spacious two-bedroom apartment
- Modern fitted kitchen with integrated appliances
- Contemporary three-piece bathroom suite
- Convenient location close to Bolton town centre and transport links
- Generous open-plan lounge and kitchen area
- Two well-proportioned double bedrooms
- Secure intercom entry system
- Tenure - Leasehold, Council Tax - Bolton band B, EPC rated - awaiting

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, Bolton, BL1 8WB

Situated within the popular Waterside Gardens development, this spacious two-bedroom apartment offers modern and low-maintenance living in a convenient Bolton location. Positioned within a well-maintained purpose-built block with secure intercom access, the property is ideal for first-time buyers, downsizers or investors alike.

Internally, the apartment features a generous open-plan lounge and kitchen area, creating a bright and sociable living space with French doors and Juliet balcony allowing for plenty of natural light. The contemporary kitchen is fitted with a range of modern wall and base units, contrasting work surfaces and integrated cooking appliances.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from an impressive layout and ample space for freestanding furniture. A stylish three-piece bathroom suite completes the accommodation, finished with modern tiling and fitted vanity storage.

The development is conveniently located for access to Bolton town centre, transport links, local amenities and nearby green spaces, making it well suited to a variety of buyers. Offered with no onward chain, early viewing is highly recommended.

Entrance Hall

Welcoming entrance hall providing access to all principal rooms, complete with useful storage cupboard and neutral décor throughout.



Open Plan Lounge/Kitchen

21'2" x 14'9" (6.45m x 4.50m)
A spacious and versatile open-plan living area with ample room for both lounge and dining furniture. French doors with Juliet balcony allow plenty of natural light into the room. The kitchen is fitted with a range of modern white wall and base units, contrasting work surfaces, stainless steel extractor hood, integrated oven and hob, sink unit and space for appliances.



Bedroom One

20'1" x 11'3" (6.12m x 3.43m)
An impressive principal bedroom offering generous proportions with ample space for wardrobes and bedroom furnishings. Large windows provide pleasant natural light and outlooks over the surrounding area.



Bedroom Two

15'9" x 11'9" (4.80m x 3.58m)
A second spacious double bedroom with neutral décor and plenty of room for additional furniture or potential home office use.



Bathroom

7'3" x 6'5" (2.21m x 1.96m)
Modern three-piece bathroom suite comprising panelled bath with shower over and glass screen, wash hand basin with vanity storage, low-level WC, heated towel rail and contemporary tiled finish.

