REDMAN CASEY ESTATE AGENTS

# 204 Holden Mill, Sharples, Bolton, Greater Manchester, BL1 7PN

## £67,950

***Reduced***ATTENTION INVESTORS***An ideal buy to let or first time buy opportunity offered with no onward chain this second floor studio apartment achieving up to £380 per calendar month and benefits from allocated parking, lift access and comprises, hall, kitchen diner, bathroom and bedroom area. Internal viewing recommended.

- Studio Apartment
- Popluar location
- Lift access & allocated parking
- £380 Per Calendar Month
- Ideal for commuters
- EPC Rating B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

***Reduced***ATTENTION INVESTORS***Positioned on the Cotton Works formerly 'Holden Mill' this second floor studio apartment set within easy reach to local amenities, transport links, shops, cafes and restaurants and comprising Hall, Kitchen diner, bathroom and bedroom area. The property is an ideal first time buy or buy to let investment achieving up to £380 per calendar month and offered with no onward chain.

**Hallway**
Hall provides access to accommodation.

**Bathroom**
With three piece suite with bath, wash hand basin and low-level and low-level.

**Kitchen/Diner 7'6" x 11'8" (2.29m x 3.55m)**
Fitted with a range of base and eye level units with worktop space over, 1+1/2 bowl with single drainer and mixer tap, fridge/freezer, washing machine, dishwasher and cooker, uPVC double glazed window to side, window to rear, electric storage heater, open plan, door to:

**Bedroom Area 7'6" x 8'2" (2.29m x 2.48m)**
Window to rear, fitted storage cupboard, electric storage heater. power points.

**Outside**
Communal areas and parking surrounding the converted mill maintained by the property management company

Agents Note: due to the square footage of the property we understand only a select number of lenders may or may not provide a mortgage on this property.

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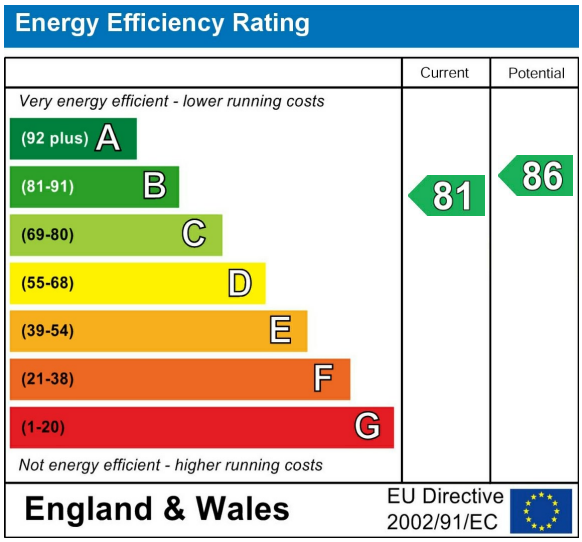
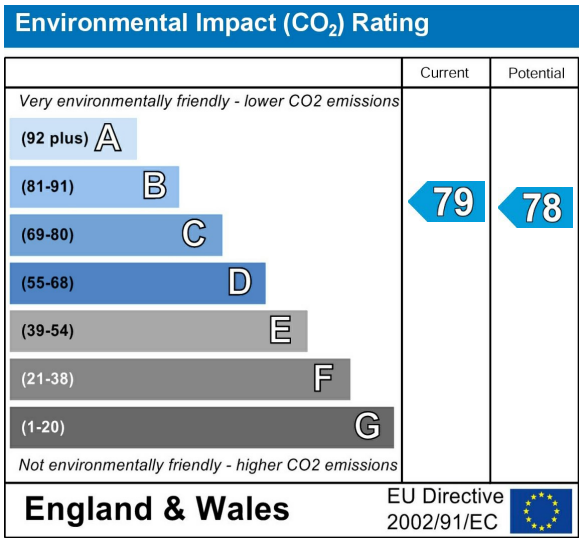
# Ground Floor

Approx. 20.8 sq. metres (223.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or gaurantee unless specifically mentioned.
Plan produced using PlanUp.

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