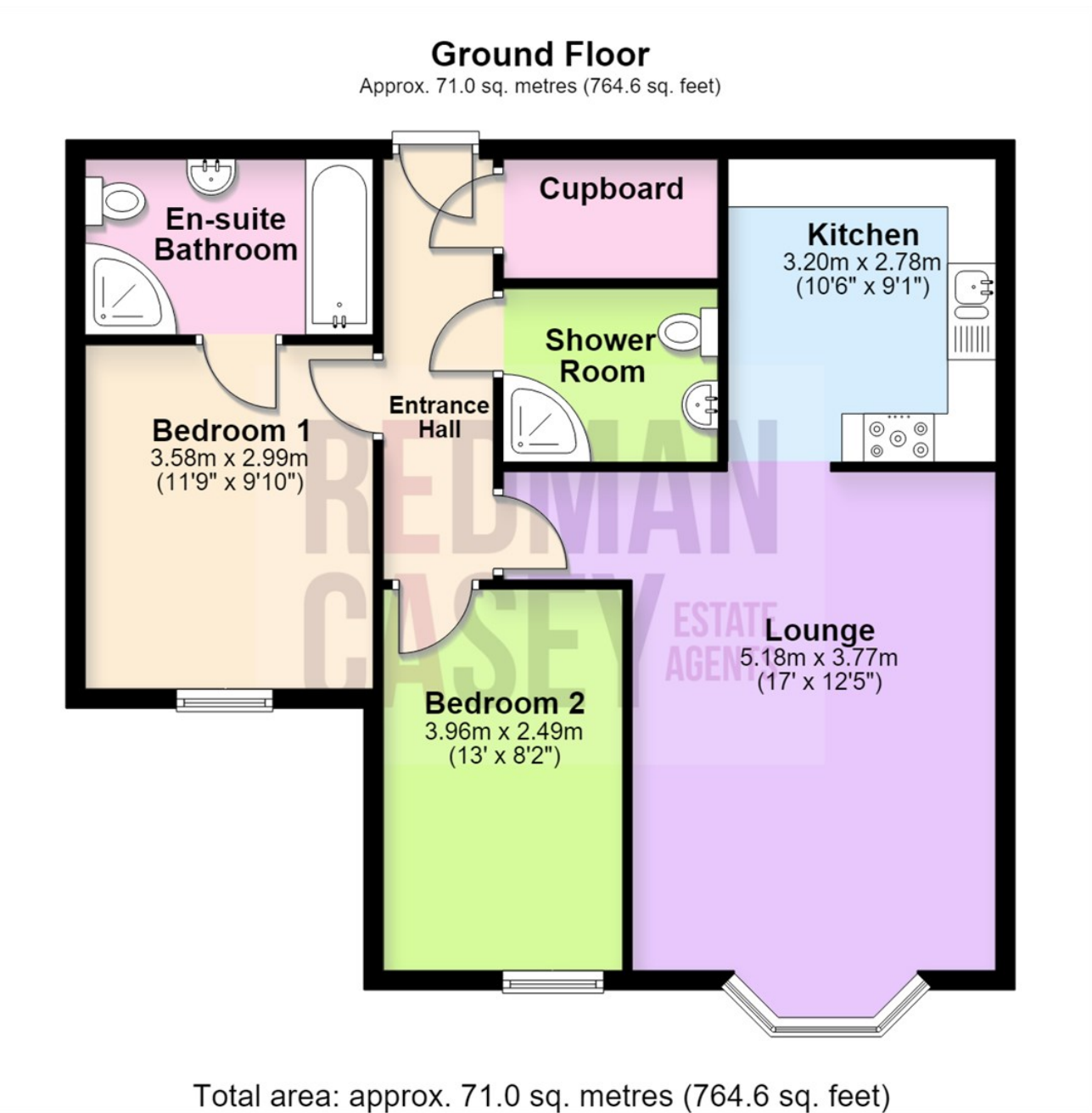




### 8 Bloomfield Markland Hill, Heaton, Bolton, Bolton, BL1 5AL

This stunning residence sits within a gated development surrounded by lovely gardens and mature woodland. Ideally located within easy reach of local amenities, pubs and restaurants as well as major transport links. The ground floor apartment is finished to a high specification and offers generous accommodation comprising of; an entrance hall, open plan Lounge diner and Kitchen with integrated appliances, the master bedroom with spacious 4 piece en-suite with shower and bath, second bedroom and family shower room. Further benefits include lovely communal gardens, secure access, lift to all floors & allocated parking plus additional visitor's car parking. Sold with no onward chain and vacant possession, viewing is essential to appreciate all that is on offer.

**Offers In The Region Of £250,000**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>78</b>               | <b>80</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                | <b>80</b>               | <b>82</b> |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |







Set within the heart of Heaton this superb first floor apartment offers superb accommodation throughout. Secure gated entrance off Markland Hill leads onto stunning communal gardens and allocated parking, Intercom controlled entrance door leads to a pleasant and spacious entrance hall with lift to all floors. Inside the apartment there is a superb open plan living dining area with bay window overlooking the gardens to the front, fitted kitchen with built in and integrated appliances and granite work surfaces. The master bedroom has a large en-suite fitted with a four piece white suite a further double bedroom and family shower room fitted with a modern three piece suite completes the internal accommodation, each apartment however does also benefit from a basement storage room as well as usage of the stunning garden areas allocated parking and

proximity to local amenities and transport links. Viewing is essential to appreciate all that is on offer and the property is available with no onward chain and vacant possession.

#### Entrance Hall

14'4" x 3'9" (4.37m x 1.15m)  
Storage cupboard, radiator, door to:

#### Cupboard

4'1" x 7'4" (1.24m x 2.24m)  
Large built in cupboard

#### Shower Room

Fitted with three piece modern white suite with comprising, tiled shower enclosure, wall mounted wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, ceramic tiled flooring.

#### Lounge

17'0" x 12'4" (5.18m x 3.77m)  
Double glazed bay window to front, three radiators, open plan to kitchen area

#### Kitchen

10'6" x 9'1" (3.20m x 2.78m)  
Fitted with a matching range of modern pear wood effect base and eye level units with underlighting, drawers, cornice trims and contrasting granite worktops, glazed display units, shelves, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, dishwasher, washing machine and tumble dryer, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, karndean tiled flooring.



#### Bedroom 1

11'9" x 9'10" (3.58m x 2.99m)  
UPVC double glazed window to front, radiator, door to:

#### En-suite Bathroom

Fitted with four piece modern white suite comprising deep panelled bath, wall mounted wash hand basin with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all

walls, heated towel rail, extractor fan, Karndean tiled flooring.

#### Bedroom 2

13'0" x 8'2" (3.96m x 2.49m)  
UPVC double glazed window to front, radiator.

#### Outside

Stunning communal garden areas to all sides rolling lawns surrounded by mature trees

offering superb outdoor space. Secure remote gated entrance to the main property leads onto allocated and visitor car parking.