

16 Hudson Close, Bolton, Greater Manchester, BL3 4FP



## Offers In The Region Of £85,000

A well presented one bedroom apartment, located on the first floor. The apartment comprises of, entrance hallway, open plan living and kitchen area, double bedroom with fitted wardrobes and bathroom with walk-in shower, the apartment also comes with one allocated parking space directly outside the apartment.

Ideal for first purchase or buy to let investment,

- One bed apartment
- Ideal location for Town Centre
- located on 1st floor
- EPC Rating - C
- Well presented
- Open plan living/kitchen space
- Allocated parking
- Council Tax Band A



Situated close to local amenities, shops and transport networks this first floor apartment offers fantastic accommodation for a first time buyer or buy to let investor with a rental income of £525- 550 achievable. The property offers spacious accommodation which comprises - Hallway, open plan lounge kitchen fitted with modern base and wall units and built in appliances, double bedroom with built in wardrobes and shower room with walk in double shower. Outside there are communal gardens and an allocated parking space directly outside the front door. Viewing is essential to appreciate all that is on offer.

### Entrance Hall

Door to:

### Lounge / Kitchen 20'9" x 9'8" (6.32m x 2.94m)

Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator.

### Bedroom 1 11'10" x 8'10" (3.60m x 2.69m)

UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails, radiator, double door, door to:

### Shower Room

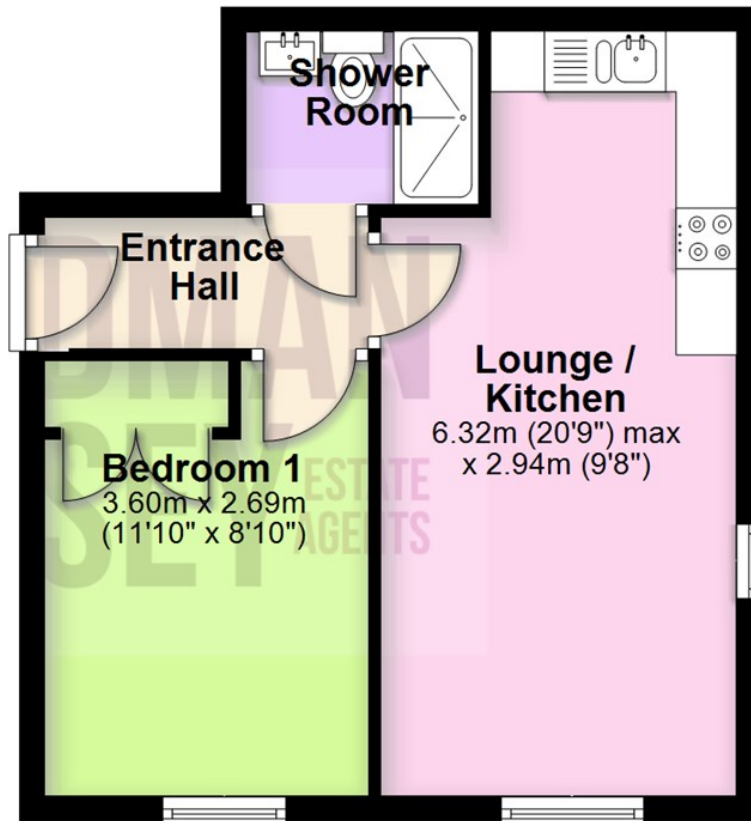
Fitted with three piece modern white with comprising, tiled double shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, vinyl flooring.





# Ground Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 33.6 sq. metres (361.9 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 guarantee unless specifically mentioned.  
Plan produced using PlanUp.

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>		
(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>		
(55-68) <b>D</b>		
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