REDMAN CASEY ESTATE AGENTS

310 Lilac Gardens, Great Lever, Bolton, Greater Manchester, BL3 2NL

Offers In The Region Of £80,000

Ideal Buy to Let investment or first time or down size, we are delighted to bring to the market this well presented two double bedroom second floor apartment ideally located for access to Bolton hospital, town centre and road and rail links. Spacious lounge, fitted kitchen 2 generous bedrooms and bathroom fitted with three piece white suite. Outside communal gardens and parking. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- Two double bedrooms
- Generous Lounge
- No Chain & Vacant Possession
- Achievable Rent around £525
- Fitted Kitchen
- Ideal for commuters
- Ideal Buy To Let
- 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

Located within easy reach of Bolton Town Centre, Bolton Hospital and major transport links is this two bedroom second floor apartment which is well presented throughout and finished with a neutral decor. The apartment is accessed via a well maintained communal hallway and comprises of entrance hallway, sizeable lounge with Juliette balcony, doors leading to Kitchen which is fitted with a range of modern units and worktops with built in oven, hob and hood. Both bedrooms are double in size and there is a three-piece bathroom with shower over the bath. Further benefits include allocated parking and secure intercom entry system. The property would suit first time buyer, downsizer or buy to let investment witch a rent of approx £525 pcm achievable.

Communal Entrance Hall
Intercom controlled entrance door to communal lobby with post boxes, stairs up to second floor landing.

Hallway
Apartment entrance door radiator, built in storage cupboard, door to:

Bedroom 1 13'9" x 8'4" (4.19m x 2.53m)
UPVC double glazed window to rear, radiator.

Bedroom 2 8'5" x 7'5" (2.57m x 2.26m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with tiled splashback and low-level WC, full height ceramic tiling to two walls, radiator.

Lounge 14'4" x 12'9" (4.37m x 3.89m)
Two radiators, uPVC double glazed french doors juliet balcony, door to:

Kitchen 8'4" x 9'0" (2.55m x 2.74m)
Fitted with a matching range of oak effect base and eye level units with drawers, cornice trims and contrasting worktop space, wine rack, stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer and dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, vinyl flooring, Fitted electric kick panel heater, extractor fan.

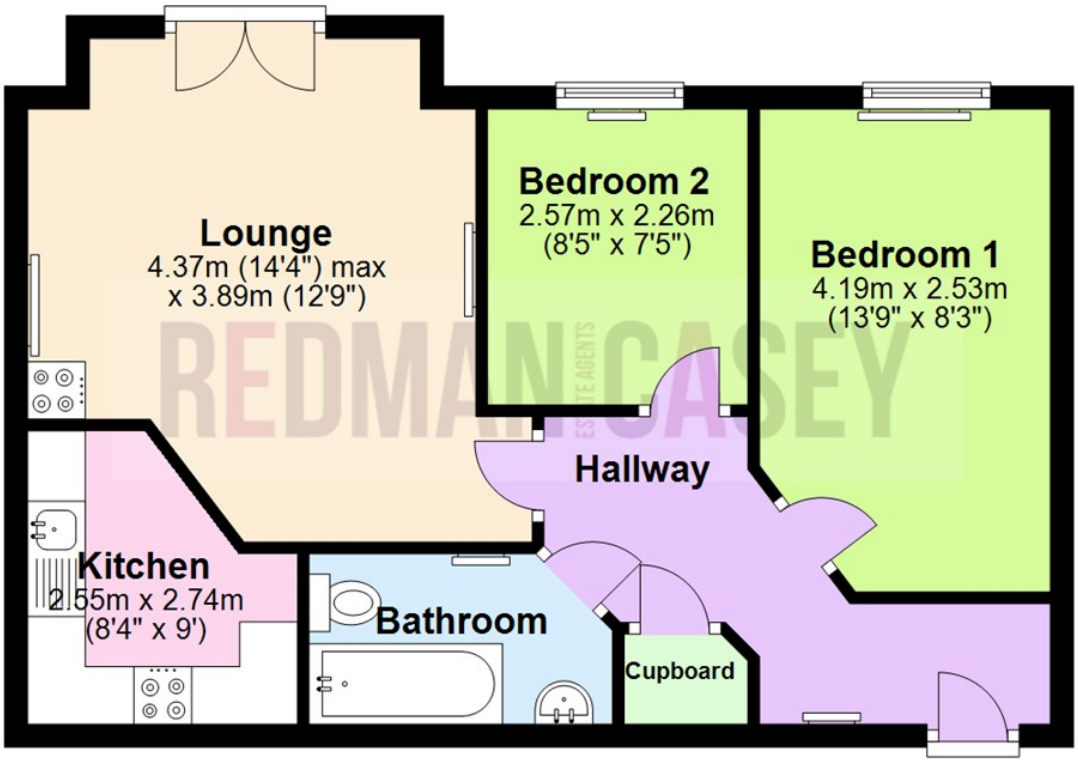
Outside
Communal gardens to the front and rear of the building and parking space for 1 car

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

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

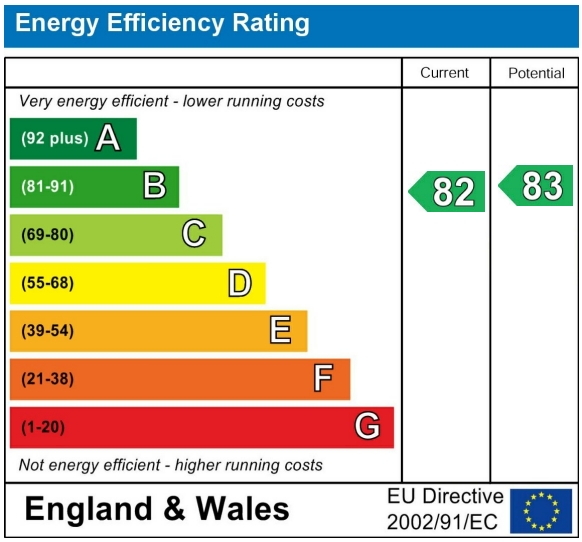
Ground Floor

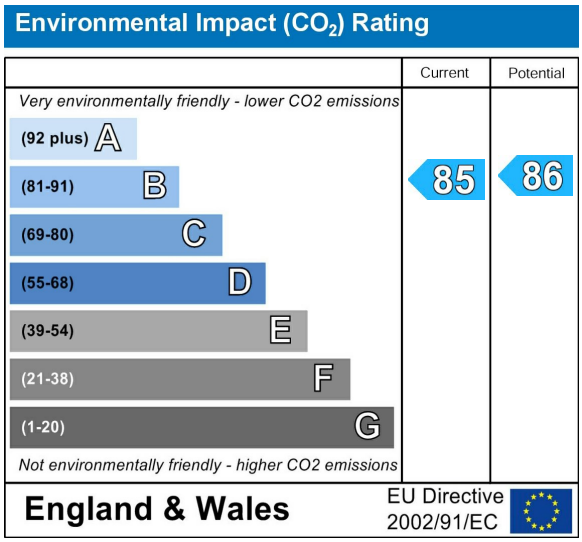
Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 49.2 sq. metres (529.3 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.





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