

24 Cravenwood Rise, Westhoughton, Bolton, BL5 3ZR



Offers In The Region Of £130,000

Well presented two double bedroom second floor apartment, situated within this sought after area, ideally positioned for access to M61 and Lostock railway station. The apartment offers spacious accommodation with generous lounge, fitted kitchen master bedroom with en suite shower room, both bedrooms have fitted wardrobes and family bathroom fitted with a three piece suite. Outside there are communal gardens and one allocated parking space. Sold with no onward chain and vacant possession.

- 2 Double Bedroom Second Floor Apartment
- Fitted Kitchen
- Allocated Parking
- EPC Rating C
- Spacious Lounge
- En Suite to Master Bedroom
- Service Charge £87.50 pm Ground Rent £160pa
- Council Tax Band B



Located on this sought after residential estate this well proportioned second floor apartment offers spacious accommodation which comprises: Communal hallway with stairs to the second floor, entrance hall, lounge, fitted kitchen with built in appliances, Master bedroom with fitted double wardrobe and en suite shower room, bedroom 2 with large built in double wardrobe and a family bathroom fitted with a three piece white suite. Outside there are communal gardens and an allocated parking space.

The property is ideally located for access to local amenities, shops and transport links for M61 and railway station at Lostock. Viewing is essential to appreciate all that is on offer.

Hallway

Built-in airing cupboard housing, factory lagged hot water cylinder, walk-in storage cupboard, electric radiator, entrance door, door to:

Lounge 11'8" x 13'8" (3.55m x 4.16m)

UPVC double glazed window to front, electric radiator.

Kitchen 6'0" x 9'9" (1.82m x 2.97m)

Fitted with a matching range of modern cream base and eye level units with cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood, ceramic tiled flooring.

Bedroom 1 11'0" x 10'2" (3.36m x 3.09m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, electric radiator, door to:

En-suite Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and tiled splashback, low-level WC and heated towel rail, extractor fan, shaver point, ceramic tiled flooring.

Bedroom 2 11'6" x 9'9" (3.51m x 2.97m)

UPVC double glazed window to rear, electric radiator.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and mixer tap and inset wash hand basin in vanity unit with cupboards under, WC with hidden cistern, full height ceramic tiling to three walls, heated towel rail, extractor fan, shaver point, ceramic tiled flooring.

Outside

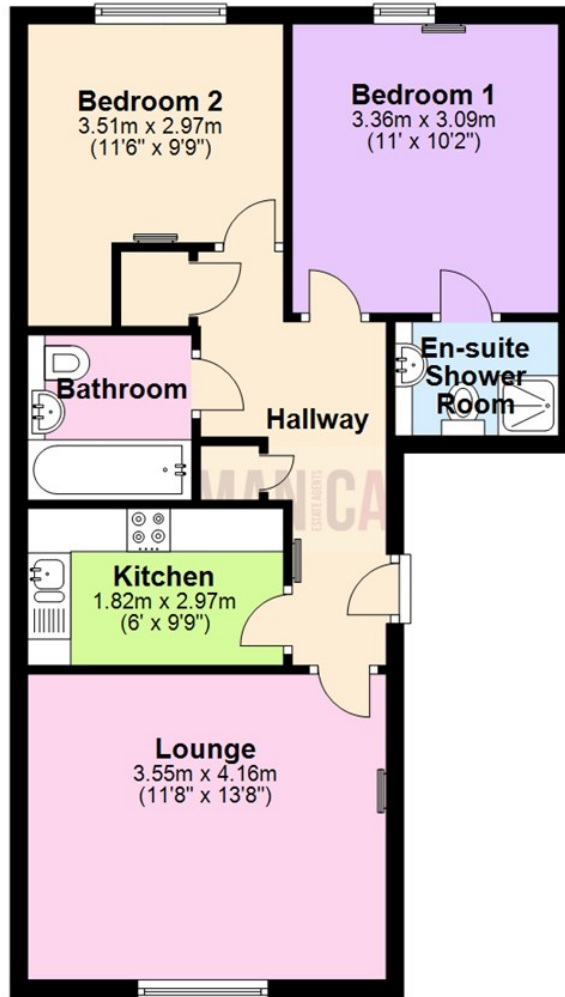
Communal gardens and parking space for one car





Second Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 56.6 sq. metres (609.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

