

6 Rushey Field, Bromley Cross, Bolton, BL7 9HQ



**£134,950**

Two bedroom apartment situated in the popular location of Bromley Cross. Currently rented but will be sold with vacant possession. The property benefits from double glazing, gas central heating, garage, garden and off road parking. Close to local schools, shops and all amenities. Spacious living and no management charges.

- Two Double Bedrooms
- No Service Charge
- Double Glazing
- Driveway
- First Floor Apartment
- Gas Central Heating
- Garage
- Garden To Front



Spacious two bedroom apartment situated in the popular residential location of Bromley Cross close to local schools, shops and the many amenities. The property benefits from gas central heating, double glazing, garage, and garden to the front. Property comprises of entrance hall, lounge diner two bedrooms kitchen and bathroom. All the rooms are of a generous proportions and an added benefit of no management charges. The property is currently rented but it will be sold with vacant possession and no onward chain.

### **Entrance door leading to Stairs**

Stairs, uPVC double glazed entrance door to front, door to Storage cupboard, door to:



### **Lounge**

Window to rear, radiator, door to:

### **Kitchen 8'3" x 8'11" (2.52m x 2.72m)**

Fitted with a matching range of base and eye level units with worktop space over with cornice trims, stainless steel sink unit with mixer tap, space for fridge/freezer, fitted electric oven, built-in electric hob with extractor hood over, window to rear.



### **Bedroom 1 12'1" x 10'3" (3.68m x 3.13m)**

UPVC double glazed window to front, double radiator.

### **Bedroom 2 8'9" x 9'10" (2.67m x 3.00m)**

UPVC double glazed window to front, radiator.

### **Bathroom**

Fitted with three piece suite comprising pedestal wash hand basin, cubicle with fitted shower and glass screen and low-level WC, tiled splashbacks, uPVC opaque double glazed window to side, single radiator, door to:

Storage cupboard.



### **Garage**

Single garage with up and over door incorporating drive for off road parking.

### **Outside Front**

Front garden laid to lawn.



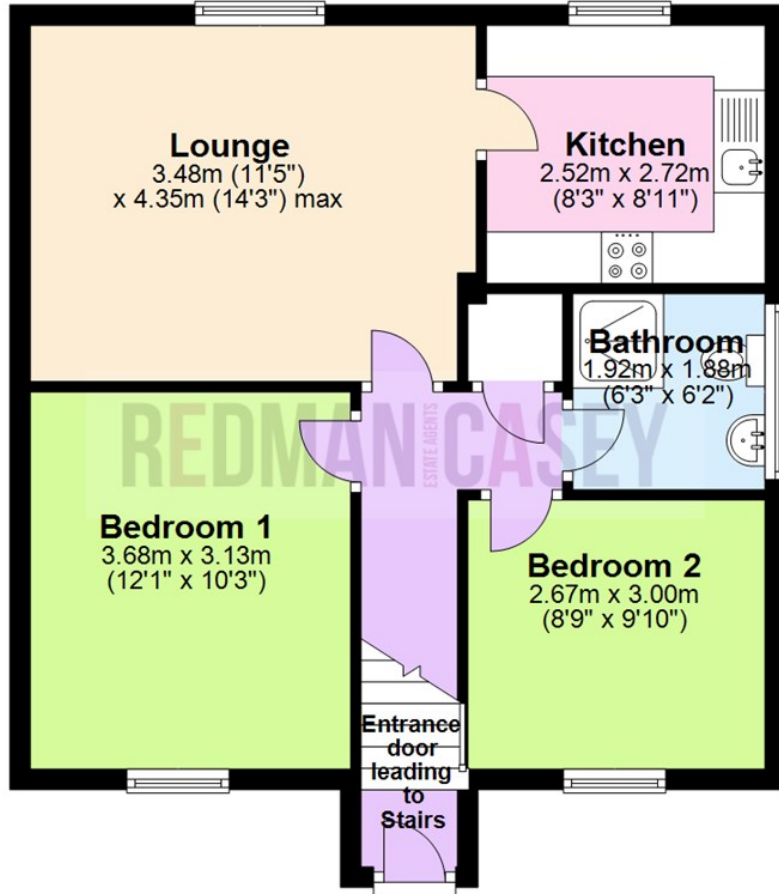


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# Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 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>	<b>72</b>	<b>77</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>74</b>	<b>81</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	

