REDMAN CASEY ESTATE AGENTS

160 Astley Brook Close, Bolton, Lancashire, BL1 8SP

Offers In The Region Of £100,000

Superbly presented ground floor two bedroom apartment located in this ever popular residential area. Ideally located for access to local amenities and transport links this would make an excellent first purchase, buy to let investment or lock and leave bolt hole. Offering excellent accommodation with spacious lounge well equipped fitted dining kitchen two bedrooms en suite to master and family bathroom, allocated parking sold with no chain and vacant possession.

- Well Presented Throughout
- Fitted Kitchen Diner
- No Chain
- EPC Rating C
- Two Generous Bedrooms
- Large Lounge
- Vacant Possession

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Located within easy reach of local amenities, shops and transport network this superbly presented ground floor apartment offers excellent accommodation and is well decorated throughout. This will make a fantastic first purchase lock and leave bolt hole or buy to let investment that is ready to let with rental prices escalating this property would achieve around £650 pcm giving a return of 7.8% gross yield. The property comprises :- Communal entrance hall accessed via a intercom system, hallway, fitted dining kitchen, spacious lounge, two generous bedrooms, the master with fitted wardrobes and en suite, family bathroom fitted with a three piece suite. Outside are communal gardens and allocated parking for 1 car. The property is sold with no chain and vacant possession, viewing is highly advised.

Hallway
Entry via intercom controlled Entrance door to communal hallway, entrance door, into entrance hall, door to built-in airing cupboard housing, factory lagged hot water tank with linen shelving.

Kitchen/Diner 9'9" x 17'0" (2.97m x 5.18m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 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 oven, four ring halogen hob with pull out extractor hood over, open plan lounge area to:

Lounge 13'3" x 9'8" (4.03m x 2.95m)
UPVC double glazed window to front, telephone point, TV point, buil in media wall with tv bracket and built in cupboards over and under.

Bedroom 1 11'5" x 10'6" (3.49m x 3.19m)
UPVC double glazed window to front, fitted triple wardrobe(s) with sliding doors, hanging rails and shelving, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with tiled splashback, tiled shower enclosure and low-level WC, electric fan heater, extractor fan, vinyl flooring.

Bedroom 2 11'5" x 7'8" (3.49m x 2.34m)
UPVC double glazed window to front.

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Bathroom
Fitted with three piece white suite comprising deep panelled bath, pedestal wash hand basin with tiled splashback and low-level WC, electric fan heater, extractor fan, vinyl flooring.

Outside
Communal gardens with a variety of plants and shrubs, allocated car parking space for one car.

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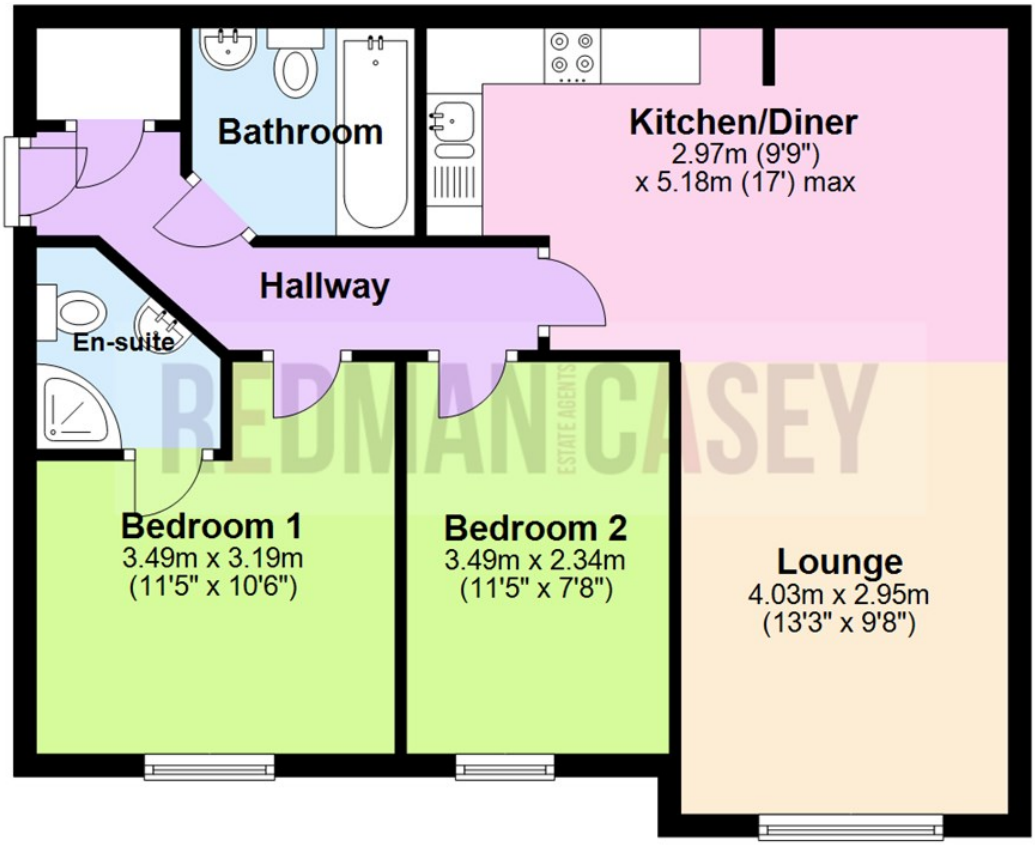
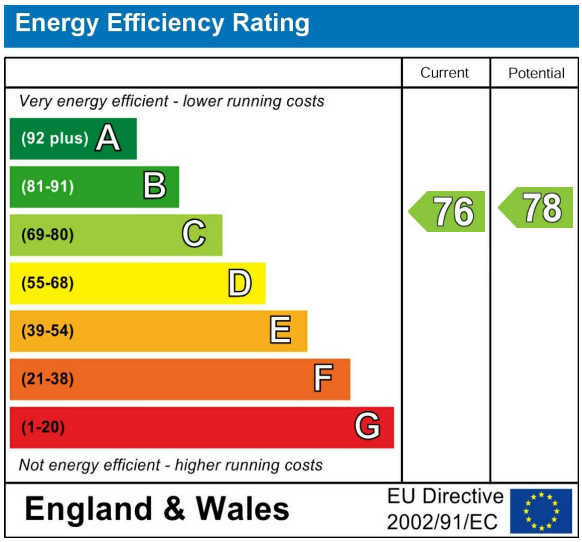
Ground Floor

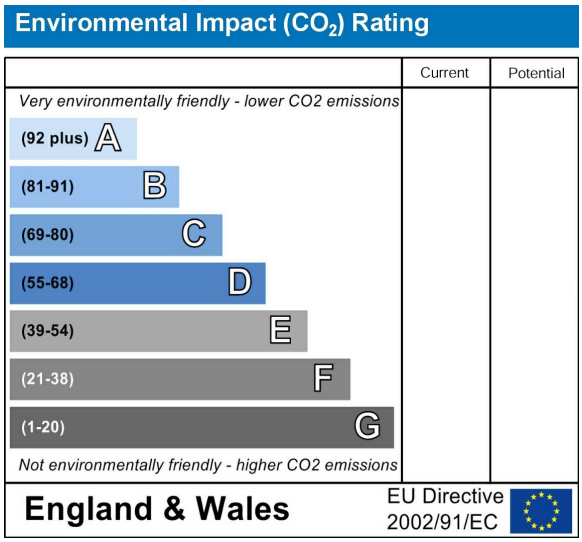
Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 58.1 sq. metres (625.2 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.





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