

36 Marchwood Close, Blackrod, Bolton, BL6 5GG



## Offers In The Region Of £140,000

Superbly presented two double bedroom first floor apartment, offering excellent accommodation with generous lounge diner open plan to fitted kitchen, two spacious double bedrooms the master having en suite shower room and family bathroom fitted with a three piece white suite. Outside there are communal gardens with allocated parking for 1 car. Viewing is essential to appreciate all that is on offer.

- Two Generous Double Bedrooms
- Spacious Lounge Diner
- Allocated Parking for 1 Car
- En Suite to Master
- Open Plan Kitchen
- EPC Rating tbc



Ideally located for commuting access via motorway or rail this superbly presented first floor apartment offers excellent accommodation which comprises :- Communal entrance hall with intercom controlled access, hallway, lounge diner, fitted kitchen with built in and integrated appliances, master bedroom with en suite shower room, further double bedroom, family bathroom fitted with a three piece white suite. Outside there are communal gardens and allocated parking for one car plus visitor parking. Viewing is highly recommended to appreciate all that is on offer, will make a great first purchase, downsize lock and leave or buy to let property.

### Entrance Hall

Intercom controlled entrance door. communal hallway with stairs to first floor.

### Landing

Built-in storage cupboard with shelving. door to:

### Hall

Radiator, door to:

### Lounge 19'2" x 11'6" (5.85m x 3.51m)

UPVC double glazed window to front, uPVC double glazed window to side, two double radiators, open plan, door to:

### Kitchen 8'8" x 6'11" (2.65m x 2.11m)

Fitted with a matching range of cream base and eye level units with underlighting, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, integrated fridge/freezer, slimline dishwasher, washing machine / tumble dryer, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to front, vinyl flooring, wall mounted concealed gas boiler serving heating system and domestic hot water.

### Bedroom 1 13'10" x 14'4" (4.21m x 4.38m)

UPVC double glazed window to side, uPVC double glazed window to rear, radiator, door to:

### En-suite

Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled double shower enclosure with folding glass screen and low-level WC, half height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

### Bedroom 2 13'10" x 7'7" (4.21m x 2.31m)

UPVC double glazed window to rear, radiator.



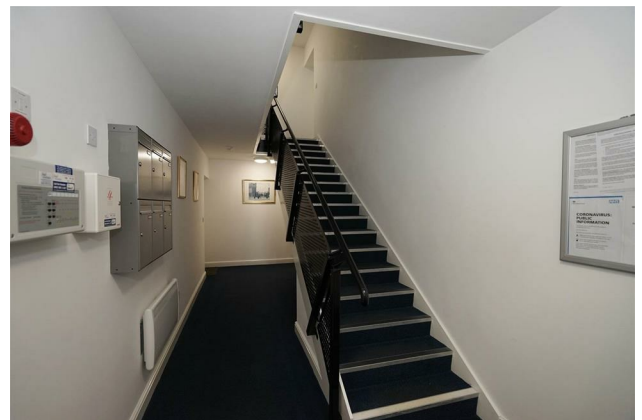


### Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to all walls, extractor fan, radiator, vinyl flooring.

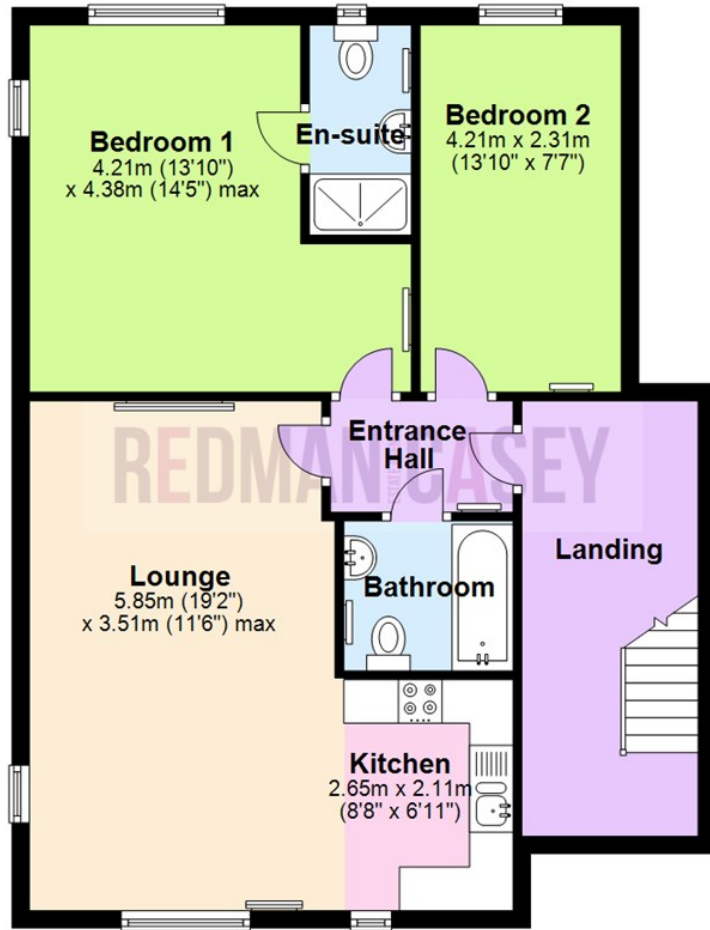
### Outside

Communal gardens with lawned areas a variety of plants, shrubs and trees, allocated car parking space for one car plus visitors parking on site.



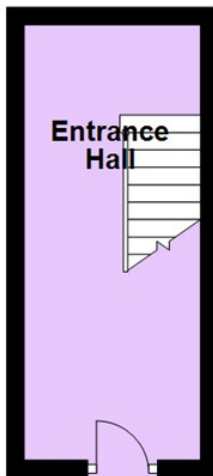
## First Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 62.1 sq. metres (668.7 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) <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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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