

178 Astley Brook Close, Bolton, BL1 8SP



Offers In The Region Of £90,000

Deceptively spacious first 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 diner open plan into the well equipped fitted kitchen two generous double bedrooms and family bathroom, allocated parking sold with no chain and vacant possession.

- First Floor Apartment
- Allocated Parking For 1 Car
- No Chain
- Council Tax Band B
- Ideal First Purchase or Buy To Let
- Two Double Bedrooms
- Vacant Possession
- EPC Rating - TBC



Located within easy reach of local amenities, shops and transport network this spacious first 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 £800 pcm giving a return of 10% gross yield. The property comprises :- Communal entrance hall accessed via a intercom system, hallway, fitted kitchen, spacious lounge diner, two generous bedrooms, 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.

Entrance Hall

Built-in airing cupboard housing, factory lagged hot water cylinder, wall mounted gas electric panel heater, door to:

Bathroom

Fitted with three piece white suite with deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with tiled splashback and low-level WC, ceramic tiling to three walls, electric fan heater, extractor fan.

Bedroom 1 9'3" x 11'3" (2.82m x 3.44m)

UPVC double glazed window to rear, wall mounted electric panel heater.

Bedroom 2 9'3" x 7'11" (2.82m x 2.41m)

UPVC double glazed window to rear, wall mounted electric panel heater.

Lounge/Diner/Kitchen 19'4" x 18'0" (5.89m x 5.48m)

Fitted with a matching range of white base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and washing machine, built-in electric fan assisted oven, four ring hob with pull out extractor hood over, uPVC double glazed window to side, wall mounted electric panel heater, part vinyl flooring to kitchen, carpet to lounge diner, uPVC double glazed french doors juliet balcony.

Outside

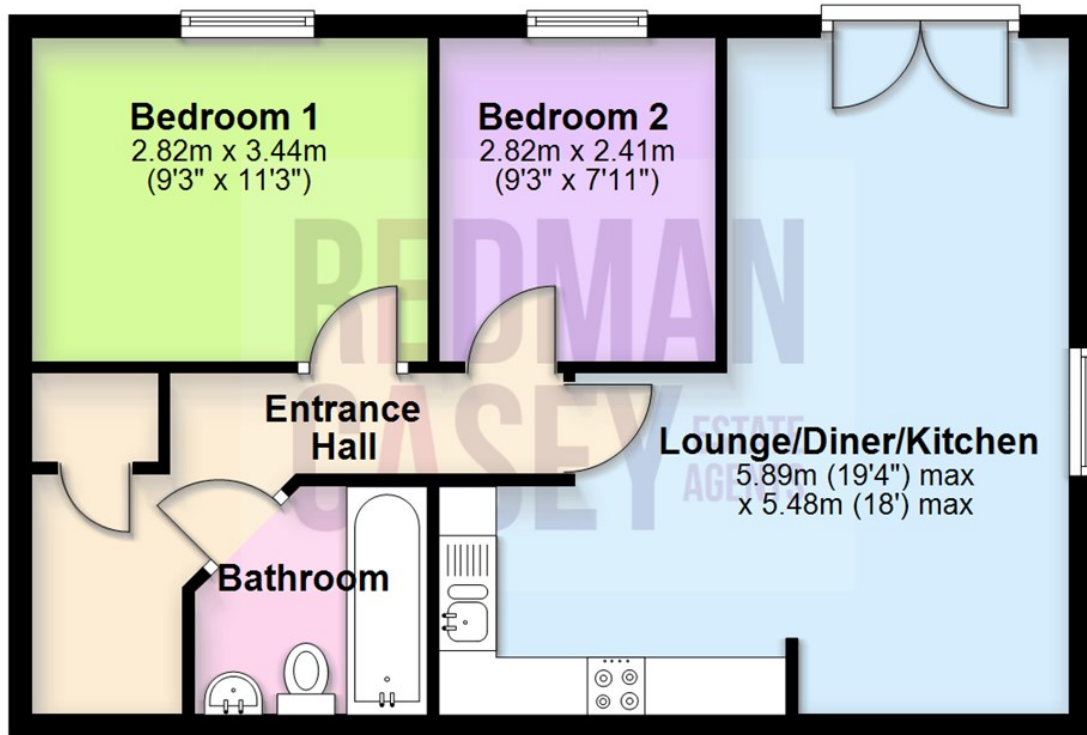
Communal gardens with a variety of plants and shrubs, allocated car parking space for one car.





Ground Floor


Approx. 53.2 sq. metres (572.1 sq. feet)



Total area: approx. 53.2 sq. metres (572.1 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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 