

Apt 11 Fernleigh 45 Sharples Park, Astley Bridge, Bolton, BL1 6PG



Offers In The Region Of £105,000

Well presented first floor 2 bedroom apartment offering excellent accommodation with spacious lounge, fitted kitchen bathroom fitted with a three piece white suite and two generous bedrooms. Outside there are communal gardens and an allocated parking space. Situated within easy access of local shops, amenities and transport links the property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- First Floor Apartment
- Spacious Lounge
- 3 Piece White Bathroom
- EPC Rating C
- 2 Generous Bedrooms
- Fitted Kitchen
- No Chain Vacant Possession
- Council Tax Band



Situated in this easily accessible area offering great access to local amenities shops and transport links for road and bus services this first floor apartment offers excellent accommodation comprising : Communal hallway with intercom controlled access, stairs to the first floor where you will find a lobby leading to the apartment entrance door, Hallway, 2 generous bedrooms, bathroom fitted with a three piece white suite, spacious lounge with 'Juliet' balcony and fitted kitchen. Outside there are communal gardens and allocated parking spaces. The property benefits from gas central heating and double glazing and is to be sold with no chain and vacant possession. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall

Radiator, door to:

Cupboard

Lounge 10'11" x 17'0" (3.32m x 5.17m)

UPVC frosted double glazed window to rear, double radiator, radiator, uPVC double glazed french double door juliet balcony, door to:

Kitchen 6'0" x 11'1" (1.83m x 3.38m)

Fitted with a matching range of base and eye level cupboards with round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

Bedroom 1 8'7" x 17'7" (2.62m x 5.36m)

UPVC double glazed window to side, double radiator.

Bedroom 2 6'9" x 10'2" (2.06m x 3.11m)

UPVC double glazed window to side, radiator, laminate flooring.

Bathroom

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

Outside

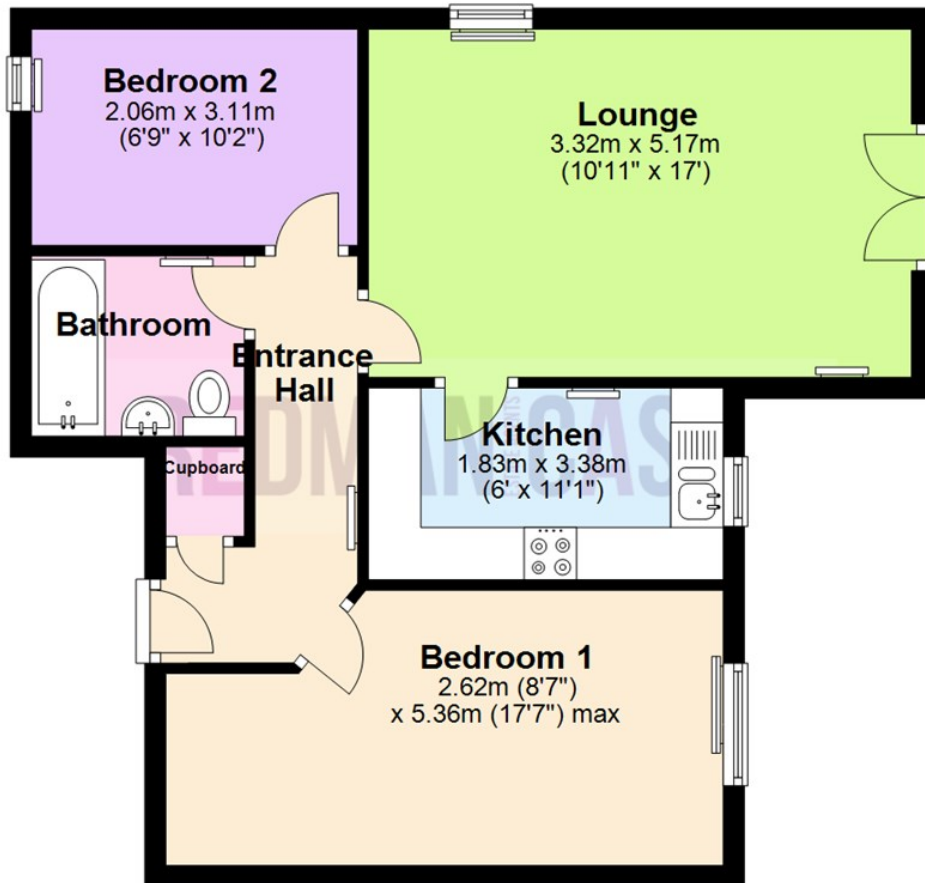
Communal gardens with allocated parking area for 1 car.





First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



Total area: approx. 53.2 sq. metres (572.4 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	76	80
(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	77	80
(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 	

