REDMAN CASEY ESTATE AGENTS

## 3 Belvedere Heights, Heaton, Bolton, Lancashire, BL1 5EP

## Offers In The Region Of £220,000

Superbly presented and deceptively spacious ground floor apartment. Set in this gated community off Markland Hill offering excellent accommodation with spacious living rooms, two bedrooms en - suite shower room and family bathroom, modern fitted kitchen with built in and integral appliances. Communal gardens with allocated parking plus a single garage. Gated access makes this development secure and so would be of interest as a lock and leave or for the older generation, sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

- Deceptively Spacious
- Bathroom plus En Suite
- Modern Fitted Kitchen
- Viewing Essential
- Two Bedrooms
- Spacious Livng Room
- No Chain
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated just off Markland Hill in the heart of Heaton this exclusive ground floor apartment offers excellent accommodation for someone downsizing or would make a fantastic lock and leave, being within a gated community. The building has just benefitted from having new UPVC double glazing throughout and this apartment also has new floor coverings to the hallways, living rooms and bedrooms. The property comprises: - Communal entrance lobby with intercom-controlled access doors. Entrance hall, bathroom fitted with a three-piece suite, two generous bedrooms, the master having fitted wardrobes and en-suite shower room. The hallway leads to an open plan lounge with feature fireplace and views over the gardens. French doors open to a small paved patio area. A fitted kitchen diner with a range of modern units including granite worksurfaces, built in and integrated appliances. The property benefits from gas central heating controlled by a Hive system. Outside there is an allocated parking space to the side of the main entrance door and a single garage with remote up and over door, light and power connected and useful eaves storage. The development is accessed via an intercom controlled remote access gate. Communal gardens to the rear and side with lawned area, mature flower and shrub borders. The property is available with no chain and vacant possession. Viewing is essential to appreciate all that is on offer

**Communal Entrance Lobby**
Electric storage heater, tiled flooring, intercom-controlled entrance door to flat front door leading to:

**Entrance Hall**
Door to built-in airing/storage cupboard housing, factory lagged hot water cylinder with slatted shelving, door to:

**Bedroom 2 6'11" x 15'2" (2.11m x 4.63m)**
UPVC double glazed window to side, radiator.

**Bedroom 1 10'11" x 15'2" (3.34m x 4.63m)**
Fitted bedroom suite with a range of wardrobes, comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets and drawers, door to:

**En-suite**
Fitted with three-piece white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, full height mosaic tiling to all walls, heated towel rail, extractor fan and ceramic tiled flooring.

**Bathroom**
Fitted with a three-piece white suite comprising a deep panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin with mixer tap and WC with hidden cistern. A heated towel rail, extractor fan, wall mounted mirror, shaver point and light, built-in storage cupboard and ceramic tiled flooring.

**Hallway**
UPVC double glazed French doors to garden, open plan to:

:

**Lounge 12'7" x 16'8" (3.84m x 5.08m)**
UPVC double glazed windows to rear, ornate marble surround with living flame effect electric fire, two double radiators, three wall lights, decorative coving to ceiling.

**Kitchen/Diner 19'0" x 9'0" (5.80m x 2.75m)**
Fitted with a matching range of modern base and eye-level units, display units and display shelves, drawers, cornice trims, underlighting and contrasting granite work top. 1 + ½ bowl stainless steel sink unit with single drainer and mixer tap with tilled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring halogen hob with extractor hood over. UPVC double glazed window to side and rear, double radiator.

**Outside**
Access via intercom-controlled gates to an extensive driveway to the front of the development, leading to single garage with light and power connected, remote up and over garage door and eaves storage space. Car parking

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space for one car to the front of the main entrance. Communal established side and rear gardens, with lawned area, mature flower and shrub borders, enclosed by a brick wall, fencing and mature hedges to rear and sides, a paved sun patio and paved pathway leading to the front of the building

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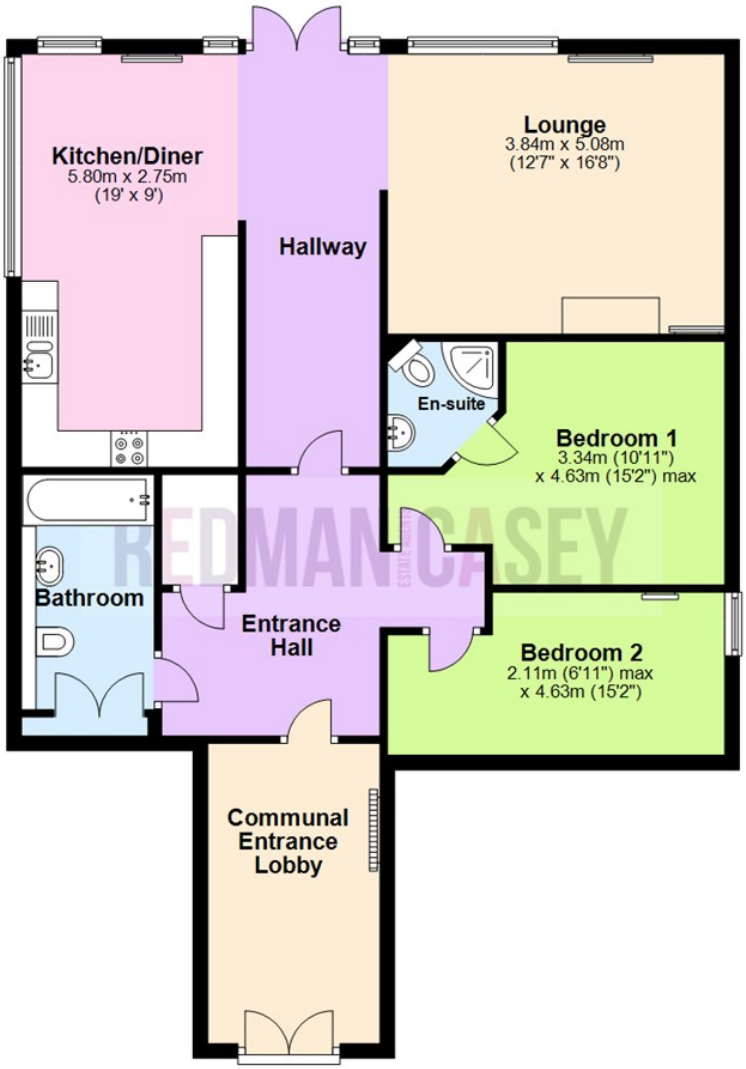
## Ground Floor

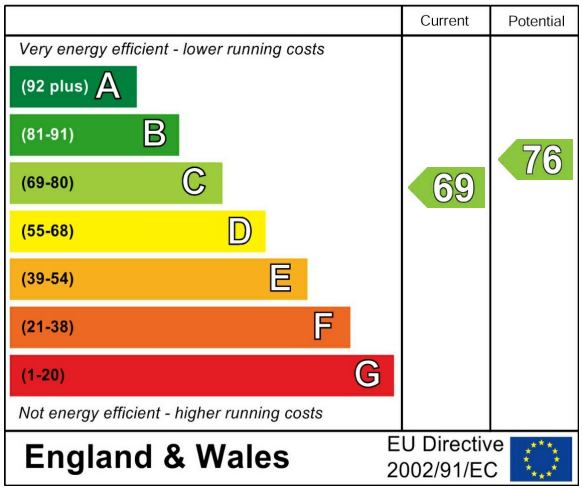
Approx. 93.0 sq. metres (1001.2 sq. feet)



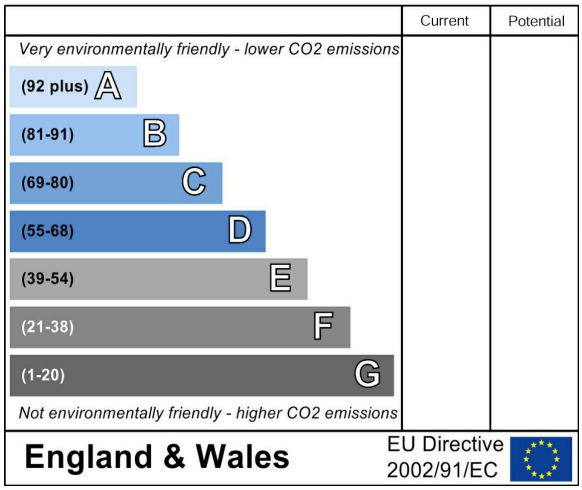

Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

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.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating





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