REDMAN CASEY ESTATE AGENTS

## 9 Spencers Wood, Bromley Cross, Bolton, Lancashire, BL7 9BX

## Offers In The Region Of £109,995

This deceptively spacious top floor apartment is located in the original area of the building. The property offers excellent accommodation with two double bedrooms spacious lounge diner kitchen and well appointed bathroom along with secure parking. Rental potential of £650 - 700 pcm

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spencers Wood was converted and extended in the early 2000s from what was Eagley Squash Club. situated along the banks of Eagley Valley the property benefits from woodland walks easy access to local amenities and transport links. The car park is secured by remote gates and one allocated space is provided for car parking. Internally the apartment comprises :- Large entrance hall with storage cupboards, open plan lounge diner kitchen fitted with a range of base and wall units with built in oven hob and hood. Two double bedrooms and bathroom fitted with a white three piece suite. A communal garden is located in the centre of the rear block. Rental potential of £650 - 700 pcm. Viewing is essential to appreciate the size and location

**Entrance Hall**
Wall mounted electric panel convection heater, threedoor to Storage cupboard, door to:

**Bedroom 1 14'2" x 9'3" (4.33m x 2.82m)**
UPVC double glazed window to side, uPVC double glazed window to front, wall mounted electric panel heater.

**Bathroom**
Fitted with three piece suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to all walls, electric fan heater, extractor fan, shaver point.

**Lounge 17'3" x 14'1" (5.25m x 4.30m)**
Two uPVC double glazed windows to rear, electric storage heater, open plan to Kitchen Area, door to:

**Kitchen Area 8'5" x 7'3" (2.56m x 2.21m)**
Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, laminate flooring.

**Bedroom 2 10'10" x 7'4" (3.29m x 2.24m)**
UPVC double glazed window to rear, wall mounted electric panel convection.

**Outside**
Communal garden areas and allocated parking in secure car park accessed via remote gates

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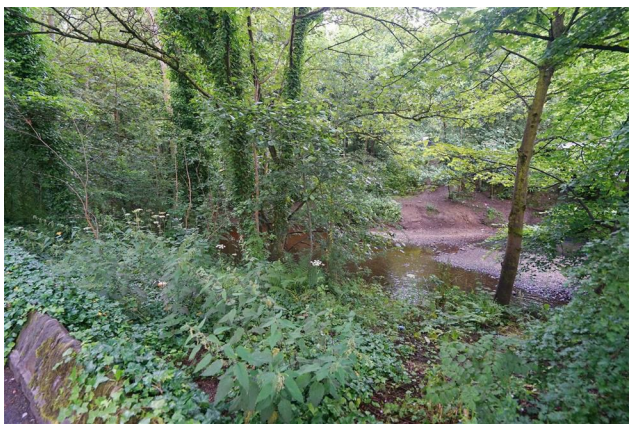

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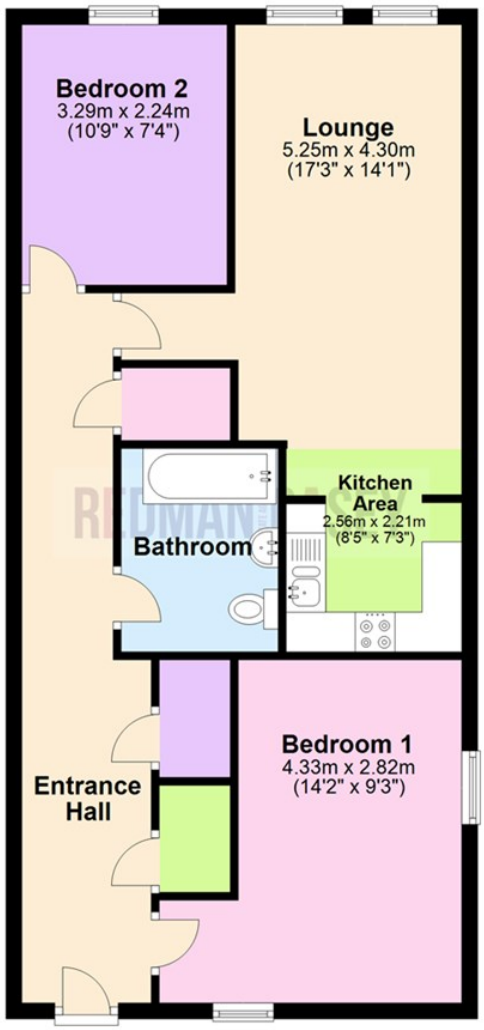
## Ground Floor

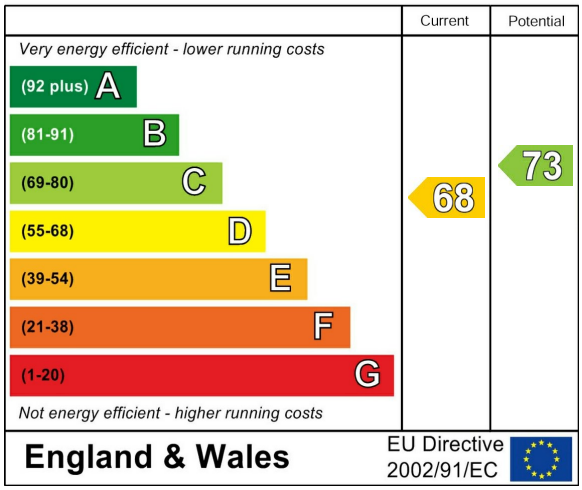
Approx. 67.5 sq. metres (726.2 sq. feet)



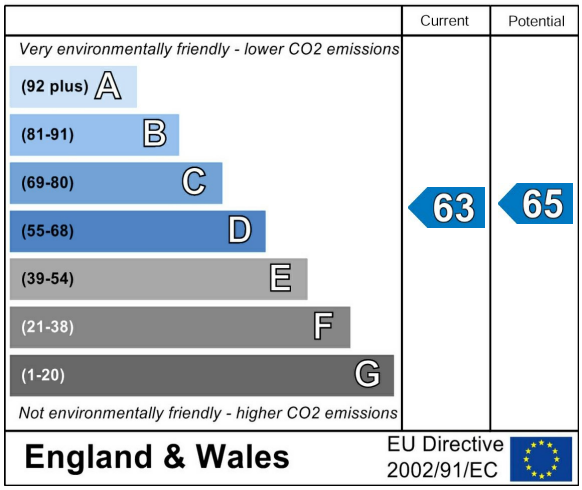

Total area: approx. 67.5 sq. metres (726.2 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating

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