

**Apt 5 Armadale Court, Ladybridge, Bolton, Greater Manchester, BL3 4XA**

**Offers Over £115,000**

- No Chain
- 2 Bedrooms
- Shower room
- Communal Gardens
- 2 Receptions
- Modern Fitted Kitchen
- Garage
- Views over golf course



## Entrance Hall

Door to Storage cupboard, open plan to Hallway, door to:

## Bedroom 1 10'4" x 15'5" (3.15 x 4.7)

PVCu double glazed window to side with views of golf course and open countryside, fitted matching bedside cabinets and drawers, reading lights, fitted double wardrobe(s) with sliding doors, hanging rails and shelving, fitted triple wardrobe(s) with sliding doors, hanging rails and shelving, radiator, two sliding doors, door to:

Cupboard with built-in boiler cupboard, housing floor mounted boiler serving heating system and domestic hot water.

Cupboard with built-in airing cupboard housing, hot water tank, slatted shelving.

## Bedroom 2 8'6" x 10'0" (2.6 x 3.05)

PVCu double glazed window to side.

## Fitted Kitchen 10'4" x 7'10" (3.15 x 2.39)

Fitted with a matching range of modern white base and eye level units with contrasting black worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, serving hatch to Dining Room, integrated washing machine, space for fridge/freezer, built-in oven, four ring halogen hob with extractor hood over, PVCu double glazed window to side.

## Lounge 12'3" x 15'0" (3.73 x 4.56)

PVCu double glazed window to side, PVCu double glazed window to rear, double radiator, coving to ceiling, wall mounted living flame effect gas fire, open plan to:

## Dining Room 10'4" x 12'0" (3.15 x 3.67)

PVCu double glazed window to rear, radiator, coving to ceiling.

## WC

PVCu frosted double glazed window to rear, low-level WC.

## Store Room 5'6" x 4'10" (1.67 x 1.48)

Built-in meter cupboard with shelving and fuse box, sliding door, door to:

Storage cupboard.

## Store Room 4'1" x 8'5" (1.24 x 2.56)

PVCu double glazed window to side, door to:

## Hallway

PVCu double glazed window to side, radiator, door to cupboard with built-in boiler cupboard, housing floor mounted boiler serving heating system and domestic hot water, door to:



### Shower Room

Two piece suite comprising tiled double shower cubicle with Mira electric shower over and pedestal wash hand basin with half height ceramic tiling to all walls, PVCu frosted double glazed window to side, radiator, door to cupboard with built-in airing cupboard housing, hot water tank, slatted shelving, door to:

### Outside

Communal established front, side and rear garden with a variety of trees Private car parking area accessing block garage with one garage allocated to each apartment with power and light to the garage and a remote up and over door.

### Rear

Communal established front, side and rear garden with a variety of trees Private car parking area accessing block garage with one garage allocated to each apartment with power and light to the garage and a remote up and over door.



