

132 Astley Brook Close, Bolton, Lancashire, BL1 8SP



Offers In The Region Of £115,000

Superbly presented 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 well equipped fitted dining kitchen two bedrooms en suite to master and family bathroom, allocated parking sold with no chain and vacant possession.

- Well Presented 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 - C



Located within easy reach of local amenities, shops and transport network this superbly presented 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 £700 pcm giving a return of 8% gross yield. The property comprises :- Communal entrance hall accessed via a intercom system, hallway, fitted dining kitchen, spacious lounge, two generous bedrooms, the master with fitted wardrobes and en suite, 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

Entrance door, built-in airing cupboard housing, factory lagged hot water cylinder, intercom controlled entrance door to entrance Lobby with stairs up to first floor, door to:

Bathroom

Fitted with three modern white suite comprising deep panelled bath, pedestal wash hand basin with tiled splashback and low-level, half height mosaic to three walls, electric fan heater, extractor fan, vinyl flooring.

Bedroom 1 8'7" x 10'6" (2.62m x 3.19m)

UPVC double glazed window to front, built-in triple wardrobe(s) with sliding door, hanging rails and shelving, electric radiator, sliding door, door to:

En-suite

Fitted with three piece modern white suite comprising pedestal wash hand basin with tiled splashback, tiled shower enclosure and low-level WC, electric fan heater, extractor fan.

Bedroom 2 11'6" x 7'4" (3.50m x 2.23m)

UPVC double glazed window to front, electric radiator.

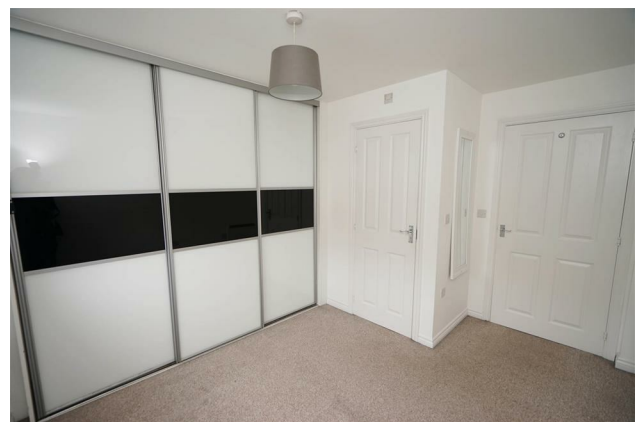
Kitchen/Diner 9'8" x 16'11" (2.95m x 5.16m)

Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, electric radiator, Part vinyl tiled flooring, open plan lounge area to:

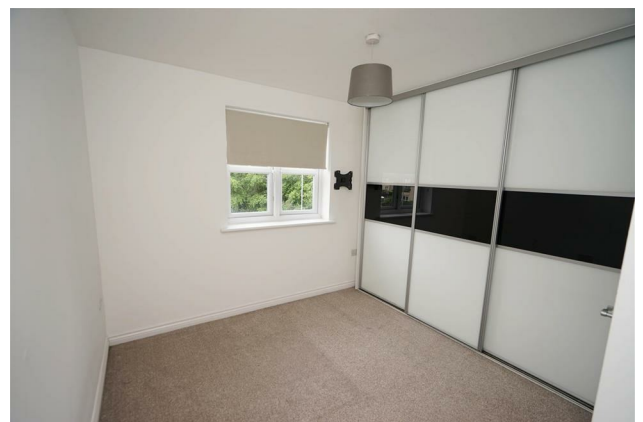
Lounge 13'3" x 9'9" (4.03m x 2.97m)

Electric radiator, uPVC double glazed french doors juliet balcony.

Outside

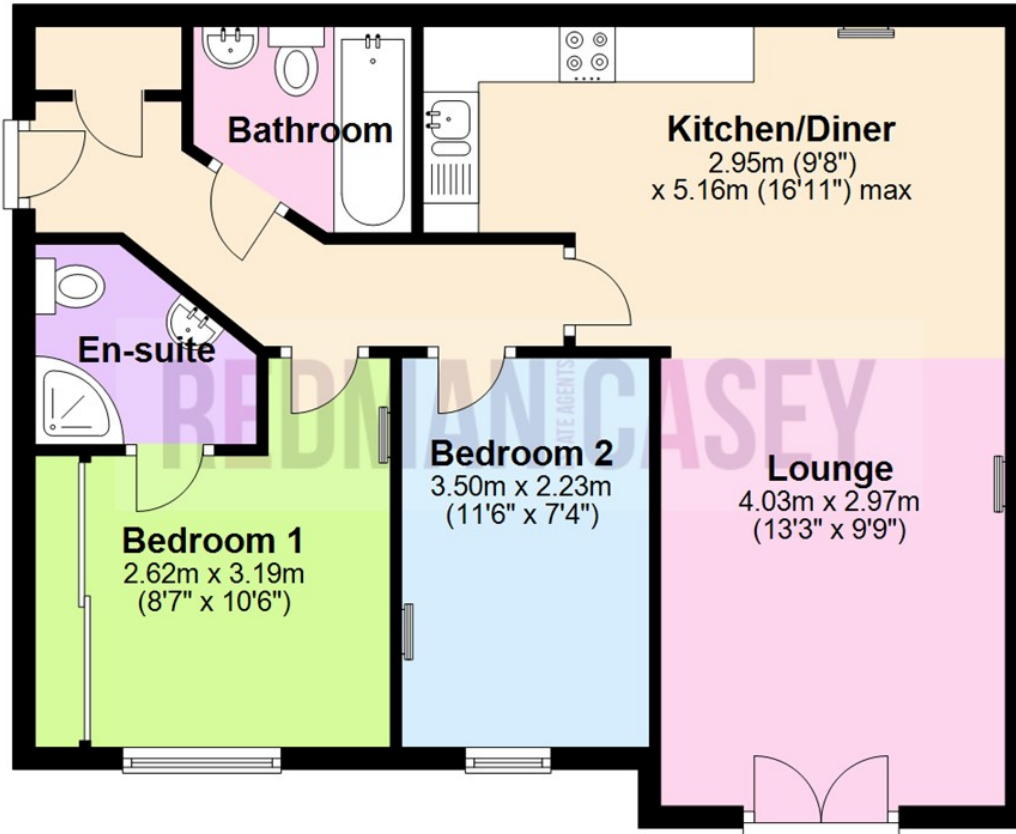


Communal gardens with a variety of plants and shrubs,
allocated car parking space for one car.



Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



Total area: approx. 57.9 sq. metres (623.2 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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	75	75
(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 	

