

61 Hillview Court, Astley Bridge, Bolton, Greater Manchester, BL1 8NT



Offers In The Region Of £59,950

A 1 bed first floor apartment set close to a host of amenities surrounded by lovely communal gardens and a fishing lodge and offered as a buy to let investment only with tenant in situ and achieving £400 per calendar month.

- One Double Bedroom
- Modern Four Piece Bathroom
- Ideal for commuters
- Good Condition Throughout
- Tenant In Situ
- Close To Amenities



Positioned on Hill View Court Astley Bridge this one bedroom apartment offered as a buy to let investment only with tenant in situ achieving £400 per calendar month offered in good condition throughout comprising hall, lounge, fitted double bedroom, four piece bathroom suite and modern kitchen. There are well maintained communal garden areas and the apartment is within a 2 minute walk to ASDA supermarket. Also within close proximity Hall'it' Wood train station, Bolton town centre, motorway access and an array of shops, restaurants, cafes and Nuffield health and fitness centre.

Hall

Entrance hall with sliding door to storage cupboard, laminate flooring, doors lead to further accommodation, intercom access.

Bathroom

Access from hall to contemporary suite with his & hers vanity wash basin, inset bath with mixer tap and shower attachment, separate shower cubicle, low level W.C., tiled floor, tiled elevations, double glazed frosted window.

Bedroom 1 9'4" x 13'6" (2.85m x 4.11m)

Good sized double room with a range of fitted bedroom furniture providing storage and hanging space, power points, wall mounted electric heater, double glazed window.

Kitchen 13'1" x 6'9" (3.99m x 2.05m)

Accessed from the hall to kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, laminate flooring, integrated oven & grill with hob over and extractor, plumbed for washing facilities, space for fridge freezer, double glazed windows, laminate flooring.

Lounge 9'8" x 12'11" (2.94m x 3.93m)

Access from the hall to lounge with power points, laminate flooring, wall mounted electric heater, double glazed window, door leads to balcony, lovely views over the communal garden areas.

Balcony 10'1" x 4'0" (3.07m x 1.23m)

Balcony accessed from lounge via door with glass panelled finish providing lovely views over the communal garden areas.

Outside

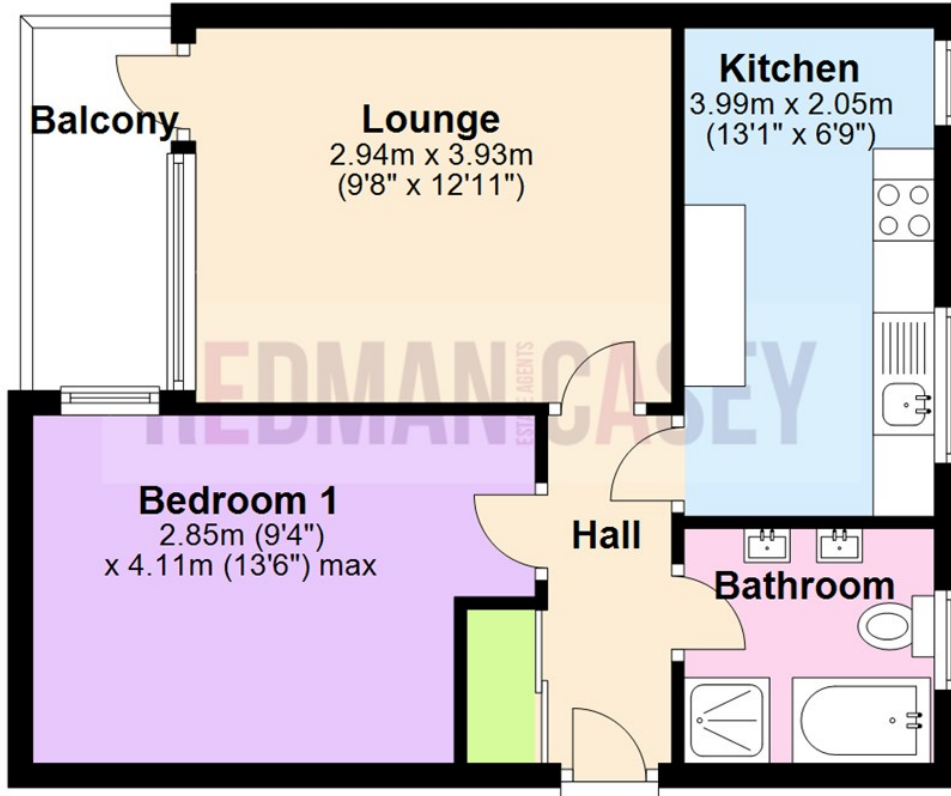
There are communal garden areas, and parking maintained via the property management company.





Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 40.1 sq. metres (431.8 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		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

