



Astley Brook Close, Bolton, Lancashire, BL1

£90,000

The Purple Property Shop are delighted to be welcoming this two bed modern flat onto the property market. Offering spacious open plan living, two bedrooms and a modern three piece bathroom suite, this would be the perfect first time buy!

Walking you through the front door there is a welcoming hallway which houses a security alarm, storage and doors to two bedrooms, bathroom suite and then opening to the reception room/kitchen.

Externally there are laid to lawn areas, an allocated parking space and for visitors. The property is located close to commuting links, Valley Leisure Park and other popular eateries.

This would be suited towards a professional couple, for any further information or to arrange a viewing please do not hesitate to contact our office on 01204 598979.



**the purple
property shop**

Tel: 01204 598979

GROUND FLOOR

Hallway

Welcoming hallway complete with laminate flooring, security alarm, intercom phone and doors opening to two bedrooms, storage, three piece bathroom suite and the Lounge/ Kitchen.

Lounge Area

20' 6" x 17' 3" (6.25m x 5.26m) reducing to 9' 6" x 6' 2" (2.90m x 1.88m)

Lounge dining room which consists of single UPVC double glazed windows, spot lights and is open to the kitchen.

Kitchen Area

Complete with a mix of grey matt wall & base units, integrated dishwasher and washing machine, four ring induction hob, oven and integrated extractor hood, black composite sink & drainer with mixer tap. We have been advised the kitchen was newly installed in January 2020

Bathroom

Three piece bathroom suite complete with a panel bath with traditional modern taps, duo flush WC and a pedestal hand wash basin with traditional taps. There are is also part tiled elevations.

Bedroom One

13' 8" x 8' 9" (4.17m x 2.67m) Master bedroom complete with carpeted floor and a two UPVC double glazed window. Built in wardrobes.

En-suite shower room

Three piece bathroom suite complete with a shower cubical, duo flush WC and a pedestal hand wash basin with traditional taps.

Bedroom Two

9' 11" x 8' 9" (3.02m x 2.67m) Second bedroom complete with carpet flooring and a UPVC double glazed window. Built in wardrobes.

EXTERNAL

Parking

Allocated parking space within walking distance of entrance to the building.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	77	78
(69 to 80) C		
(58 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Wales & N.Ireland		