



the purple
property shop

Apartment 536 Holden Mill, Blackburn Road, Astley Bridge, Bolton, Greater Manchester, BL1 7QJ

ATTENTION ALL FIRST-TIME BUYERS, INVETORS OR SOMEONE LOOKING TO DOWNSIZE!

This immaculate sixth floor apartment housed in the desirable complex of 'The Cottonworks' is being welcomed onto the property market. The property is in 'walk-in' condition and split over two levels. Perfectly situated for an array of local amenities such as schools, supermarkets, shops and commuting links into Bolton Town Centre and the M61 to Manchester.

Internally the property comprises; Front door opening into a welcoming split level hallway. There is a three piece bathroom suite incorporating a panelled bathtub with wall mounted mixer shower, hand wash basin and a W/C, a sizeable bedroom with a fitted carpet and fitted wardrobe.

Offers in region of £120,000

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Tel: 01204 598979

Accommodation

Hallway

8.16m x 1.03m (26' 9" x 3' 5") Carpeted hallway complete with an intercom phone and a door leading to a three piece bathroom and a couple of steps up to the raised hallway.

Bathroom

2.71m x 1.70m (8' 11" x 5' 7") Modern three piece bathroom complete with a duo flush WC, pedestal hand wash basin with chrome mixer tap, tiled panel bath with chrome mixer tap and hand held shower feed. There are also part tiled elevations in place.

Bedroom

4.77m x 2.71m (15' 8" x 8' 11") Carpeted sizeable bedroom complete with fitted wardrobes and a window overlooking the reception room below.

Reception Room

5.85m x 3.85m (19' 2" x 12' 8") Measured to the widest point. Sizeable reception room complete with a UPVC double glazed pull and slide door out to the balcony, the room is also open planned into the kitchen.

Kitchen

2.74m x 1.77m (9' x 5' 10") Kitchen complete with a mix of white wall and base units, a Neff four ring ceramic hob and oven, stainless steel extractor fan, stainless steel sink and drainer with a chrome sprout neck mixer tap. There is also an integrated dishwasher, fridge/freezer and washer/dryer.

Balcony

4.88m x 1.91m (16' x 6' 3") Decked, West facing balcony complete with two sizeable window frames and ample room for outdoor furniture, perfect for alfresco dining!

ADDITIONAL INFORMATION

Tenure

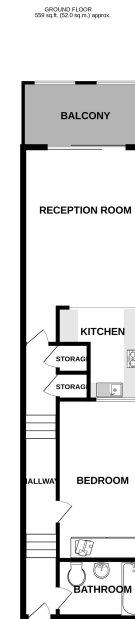
Leasehold 999 years from 1924
£150 p.a. ground rent as informed by owner

Service Charge

Approximately £187.85 PCM.

Local Authority / Council Tax / Annual Charge

Bolton / Band B / £1,519,89



TOTAL FLOOR AREA: 159 sq ft. (14.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any purchase or investment. The services, contents and specifications shown hereon are based on the current plans and specifications. Made with Metropack 10/2011

