



Atholl Close, Bolton, Greater Manchester, BL3 4NY

£250,000

The Purple Property Shop are delighted to bring to the market this two bedroom property in a quiet cul-de-sac location, close to local schools and amenities.

Entering the property, you are welcomed into a light and spacious hallway, allowing access into the downstairs bedrooms, bathroom, living and kitchen room. In to the living room, there is a large front aspect window overlooking the cul-de-sac. The room is finished with neutral décor, and there is a feature fireplace with low built in shelving, currently used as a tv stand. Locating the kitchen, you'll see a range of wall and base units creating a sleek and modern space. The kitchen accommodates an electric hob with overhead extractor fan, a sink, and electric double oven. There's also room for white-goods to sit. There is also space for a dining table to sit the middle of the room. Locating the bedrooms, you'll find two large doubles. The main bedroom

**the purple**
property shop

Tel: 01204 598979

First Floor

Hallway

1.363m x 4.710m (4' 6" x 15' 5")

Living Room

5.412m x 3.653m (17' 9" x 12' 0")

Kitchen

3.546m x 3.649m (11' 8" x 12' 0")

Bedroom One

3.338m x 4.552m (10' 11" x 14' 11")

Bedroom Two

3.327m x 3.331m (10' 11" x 10' 11")

Bathroom

2.463m x 1.623m (8' 1" x 5' 4")

Futher Information

Tenure: Leasehold

999 years from December 1968
Ground Rent: £4 per year

EPC TBC

Council Tax Band C

Bolton Council / Approximately £1,903.18

**The Purple Property Shop can confirm
the property is at no risk of flooding**

**The Purple Property Shop can confirm
the property is not in a conservation
area**

ID Checks

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please ask the branch for further details.

Important Note

We endeavour to make our particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

Purchasers: Fixtures and fittings other than those mentioned are to be agreed with the seller.

