



Temple Road, Bolton, Lancashire, BL1

Fabulous opportunity to purchase this ground floor apartment located in this select development in Smithills. For sale with no onward chain. The property is in an excellent condition and is well presented throughout. This quiet development is set back off Moss Bank Way and is within easy reach of Moss Bank Country Park, local pubs and restaurants, shops and just a short drive to the motorway network.

Accommodation comprises an entrance hall, spacious lounge / dining area leading through to a fitted kitchen, two bedrooms and bathroom.

The property is warmed by gas central heating and has double glazed windows throughout.

An early viewing is essential!



OIEO £125,000

**the purple
property shop**

Tel: 01204 598979



GROUND FLOOR

Entrance Hall

Wall mounted intercom. Storage cupboard. Access through to accommodation.

Lounge / Dining Area

4.6m x 3.8m (15' 1" x 12' 6") Versatile open plan living and dining area. Carpeted. Window to the front elevation. Access through to the fitted kitchen.

Fitted Kitchen

3.2m x 1.8m (10' 6" x 5' 11") Fitted kitchen comprising a range of wall and base units incorporating a stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob, electric oven with stainless steel extractor unit above, washing machine, dishwasher and fridge freezer. Window to the rear elevation.

Bedroom 1

3.7m x 2.6m (12' 2" x 8' 6") Double bedroom with built-in wardrobe. Carpeted. Window to the front elevation.

Bedroom 2

3.5m x 2.24m (11' 6" x 7' 4") Good size second bedroom. Carpeted. Window to the front elevation.

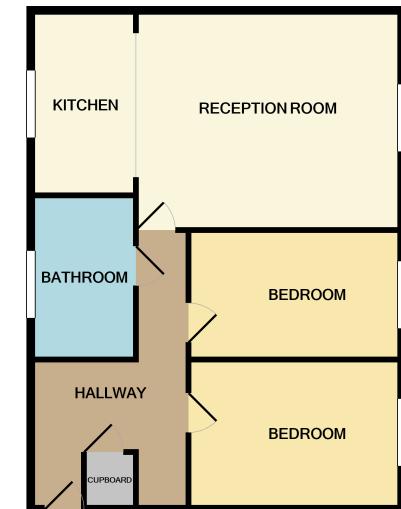
Bathroom

Four-piece suite comprising a low level w.c., wash hand basin, panelled bath and walk-in shower with wall mounted mixer shower. Part-tiled walls. Tiled floor. Window to the rear elevation.

Exterior

Allocated Parking

Allocated parking space to the rear of the property.



TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

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 all appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		80
(69 to 80) C		80
(56 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		