



## 2 bed apartment to buy in BL5

Bolton Road, Westhoughton, Bolton,  
Greater Manchester, BL5 3GH

**£65,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Perfect for First Time Buyers or Buy To Let Investors
- ✓ First Floor Apartment
- ✓ All Integrated Appliances
- ✓ Close to Westhoughton Town Centre and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

We are delighted to welcome For Sale this fantastic two bedroom first floor apartment on 'Heatley Gardens, Westhoughton' off Bolton Road. This gorgeous apartment offers exceptional living space with a spacious open plan lounge and kitchen that offers all your fitted integrated appliances, a fantastic landing space that offers excellent access to two double bedrooms and three piece family bathroom. This apartment is offered with No Onward Chain and is a perfect home for first time buyers, those looking to downsize or buy to let investors looking for a fantastic investment opportunity. This apartment is primely placed within walking distance to Westhoughton town centre that features all of the local hotspots including coffee shops, supermarkets and restaurants, whilst commuters will enjoy the close proximity to Westhoughton train station and the motorway networks alike, great for access into Manchester city centre. This home boasts an intercom system, new carpets and flooring along with being freshly decorated throughout and double glazed windows. Viewings are highly recommended to appreciate everything this stylish apartment has to offer.

EPC Rating: C

Hallway

A spacious hallway offers a perfect transition into each room - featuring newly fitted carpets, bright and airy decoration that sets the tone for the rest of the apartment.

Lounge / Kitchen (3.52m x 6.43m)

A beautiful and spacious open plan lounge and kitchen is the true heart of the home, perfect for entertaining or for cosy warm nights in with your loved ones. The lounge boasts newly fitted grey carpets, neutral décor and a large window to the front aspect that allows plenty of natural light to flood through the apartment. The modernised fully fitted kitchen consists of an array of integrated appliances that include a fridge and freezer, electric oven, induction hob, overhead extractor hood and integrated washing machine. Featuring wall and base units with worktop surfaces over creating fantastic cupboard space. This kitchen has fitted lino flooring that provides a stylish and sophisticated aesthetic.

Master Bedroom (2.96m x 5.09m)

A superb sized master bedroom that offers remarkable space, a double glazed window to the front aspect that overlooks the popular Bolton Road and creates an inviting and welcoming atmosphere. Featuring newly fitted carpets, neutral décor and additional storage cupboard that creates a clutter free environment.

Bedroom 2 (3.48m x 2.89m)

A further well proportioned second bedroom that is a great space to work from home or alternatively can be used as a visitor or guest bedroom. Boasting fitted carpets, neutral decor and a double glazed window.

Bathroom (1.72m x 2.57m)

A well presented and modernised three piece family bathroom suite completes the internal accommodation on offer to the home, featuring a pedestal wash basin, low level WC, bath with power shower and tiled walls surrounding. A great space to relax and unwind.

Garden

Secluded in well maintain communal grounds overlooking Bolton Road.

Parking - Allocated parking

Allocated parking bay included along with a visitor spot available for guests and visitors.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £195.00

Annual Service Charge Amount: £2,900.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Bolton Road, Westhoughton, Bolton, Greater Manchester, BL5 3GH

Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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