



Westgate Avenue Bolton BL1 4RF

3rd Floor Apartment | 1 Double Bedroom | Lounge | Kitchen

Bathroom | UPVC DG | No Chain

Asking Price: £66,995

HUNTERS[®]
HERE TO GET *you* THERE

Westgate Avenue
Bolton
BL1 4RF

Perfect position for a peaceful retreat over looking Queens Park, this one bedroom third floor apartment has the added benefit of NO CHAIN DELAY.

The property briefly comprises, vestibule, good size lounge, separate kitchen with appliances, good size bedroom. Bathroom with over bath electric shower . UPVC double-glazing. Entrance door with security inter-com. Telephone, and T.V. Cable connections pre-installed.

Contact our Bolton sales team today!

ENTRANCE

Via intercom controlled security entrance door leading to communal entrance hall and stairs.

LOUNGE/DINER

6.63m (21' 9") x 3.35m (11' 0")

Two central light fittings. TV and phone points. Two storage radiators. Walkin storage cupboard.



KITCHEN

1.98m (6' 6") x 1.83m (6' 0")

Small but well throughout. Fully fitted kitchen with wall, base and drawer units. Stainless steel sink unit. Integrated electric oven and hob. Plumbed for a washing machine and space for fridge. Tile splash backs. Central light fitting.



MIDDLE HALL

Storage cupboard and loft access.

BEDROOM 1

3.30m (10' 10") x 3.66m (12' 0")

Central light fitting. Storage radiator. Built in wardrobe.



BATHROOM

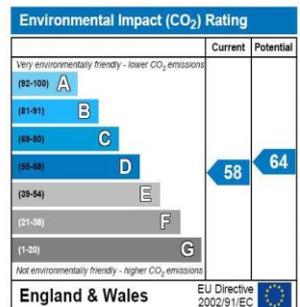
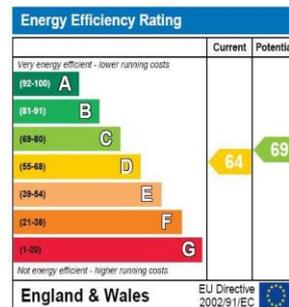
Fitted with a white three piece suite including a panel bath with electric shower over, pedestal hand wash basin and WC. Tile splash backs. Heated towel radiator. Walk in airing cupboard.

OTHER INFORMATION

Other Information: The property benefits from UPVC double glazing. Economy7 Heating. £25.00 pcm maintenance charge.

Tenure and Council Tax Band: The property is lease hold £10.00per annum. Council tax Band to be advised by vendor.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 5.30pm
 Saturday: 9.00am - 4.00pm



THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.