



pearson
ferrier  *a property for everyone*

35 CRANBERRY DRIVE
Bolton, BL3 4TB
£550

35 CRANBERRY DRIVE

Property at a glance

- LOUNGE / DINER
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- TWO OFF-ROAD PARKING SPACES

We have new to the market this modern one bedroom purpose built, first floor apartment. Complete with its own private entrance hall access, and great views over Winter Hill, Peel Tower and Holcombe from the rear. Ideally situated on this popular development offering close proximity to local amenities, and good links to Bolton and Westhoughton, and access to Junction 5 of the M61 motorway. Living accommodation is presented to a high standard comprising briefly, ground floor storage area (plumbed for washing machine), private entrance hall, spacious lounge/diner, modern fitted kitchen, one double bedroom, and bathroom with shower over bath. Fully double glazed and gas central heated throughout and two off road allocated parking spaces. We recommend early viewings to avoid disappointment to fully appreciate.






Prestwich Office
469 Bury New Road, Prestwich, Manchester, M25 1AD
Telephone: 0161 798 9889
Fax: #
Email: prestwich@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(1-40) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	