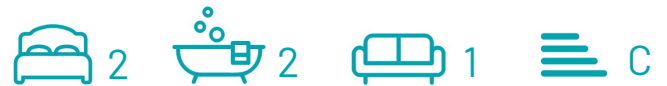




Spring Vale

Bolton, BL7 0FS

Offers over £210,000



Situated within walking distance of central Edgworth, this beautifully presented two-bedroom first-floor apartment offers a lovely lifestyle with the convenience of village amenities plus picturesque countryside on your doorstep, with scenic views of surrounding greenery from the living room. A brief summary of the accommodation includes an open plan living area with kitchen, dining, and lounge, two double bedrooms with an en-suite to the master and a main bathroom. Externally there's private allocated parking, and visitor/overflow parking too.



The Living Space

The interiors are modern and neutral throughout, all presented in excellent condition, in keeping with the high quality and contemporary style of the development.

Within the open plan living, the kitchen features an island that adds to daily practicality while creating a fantastic social space when hosting family and friends. A stylish Corian worktop complements the cabinetry and mosaic tiled splashbacks, and integrated appliances include an electric Bosch oven, Hotpoint induction hobs and extractor, dishwasher, fridge, freezer, and an inset Corian seamless sink moulded into the worktop, with chrome mixer tap and flexi/extendable head.

The open plan living is a generous space where cooking, dining and lounging come together as one in a quintessential apartment-style. It is a fresh, bright and airy space with contemporary décor, and the Juliet balcony affords scenic views of the surrounding countryside.

Bedrooms & Bathrooms

The excellent condition and contemporary styling continue in the bedrooms and bathrooms. From the open plan a small corridor connects the master bedroom and en-suite to the main bathroom and second bedroom.

Both bedrooms here are good-sized doubles with the master evidently being the larger of the two, while also benefitting from a three-piece en-suite comprising walk-in shower, wash basin and WC, and tiling to the floor and walls. The main bathroom is finished to a similar spec and style, with modern neutral tiling to the floor and partial walls, and a three piece suite comprising tiled-in bath, wash basin and WC.

The Location

Situated just off Bury Road in the countryside village of Edgworth, this apartment offers the best of both worlds – being on the doorstep of countryside while having access to the village community and amenities in walking distance, plus a wider variety of amenities in the neighbouring Bolton, Bury, and Darwen.

Scenic strolls are aplenty with the local reservoirs and moorland trails, and you can pop into the Strawberry Duck or the famous Holden’s & Co village shop to refuel. Other nearby outdoor pursuits include equestrian facilities, sailing and golf clubs, and of course staple amenities are nearby too such as schools, restaurants, pubs and cafes.

Despite Edgworth’s rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen. The M61 and M66 provide easy motorway access across the country and into Manchester, and several nearby train stations, including Entwistle and Bromley Cross offer commute by rail too.

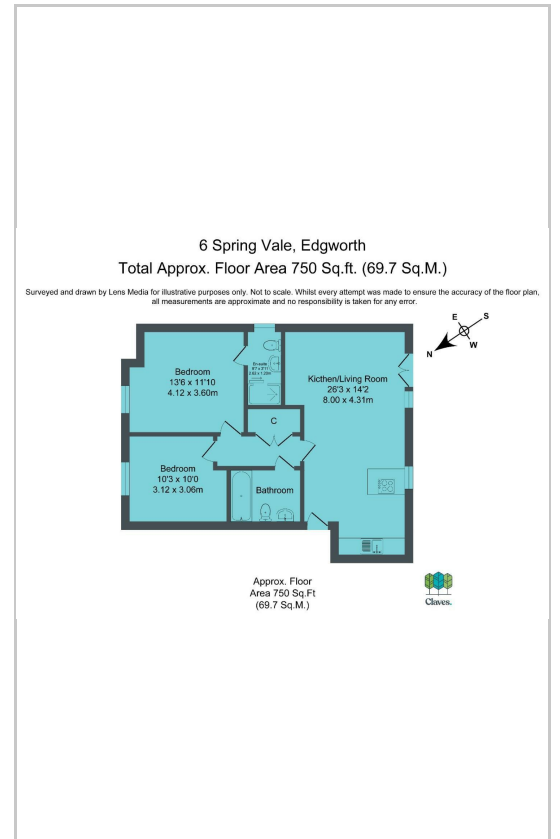
The Specifics

- Tax band: B
- Tenure: Leasehold
- Lease length: 125 years from 01/01/2008
- Lease remaining: 109 years
- Ground rent: £150 per annum
- Service charge: £141.65 per month / £1,699.80 per annum

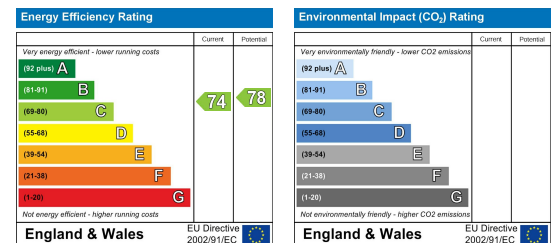
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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