Claves.

Rushey Field

Bolton, BL7 9HQ

Offers over £120,000

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In a well-established, highly convenient yet quiet location, this one-bedroom quasi-townhouse is a fantastic option for first-time buyers, buy to let investors, and those looking to downsize. The accommodation includes a front porch, open plan living space and kitchen, a double bedroom and well-proportioned bathroom. Externally the property features gardens to the front and side, and a private tandem driveway.

Living Space

Through the handy front porch and the open plan living space is fresh, bright and airy owing to its three windows. The lounge aspect includes a bay window and provides ample space for a small dining table too. Adjacent to the lounge and dining area in an open plan configuration is a contemporary kitchen, featuring a tiled floor which goes well with the gloss grey cabinetry and complements the grey worktop and inset sink with drainer and mixer tap. Vibrant red tiled splashbacks add contrast the grey design, and a range of integrated appliances includes a four-plate induction hob with extractor, electric oven, slimline dishwasher, washing machine, plus two allocated undercounter spaces for a freestanding fridge and freezer.

Bedrooms & Bathrooms

From the living space a spiral staircase leads to the double bedroom and bathroom upstairs. The bedroom is a good sized double with fitted wardrobes and a corner closet which houses the boiler, and the two windows continue the bright and airy feel.

The bathroom is fully tiled and presented to modern standards, with a large walk-in shower, WC, wash basin and feature chrome towel radiator.

Outside Space

Unique for a one-bedroom property, it has a great amount of space! In addition to the front garden and tandem drive to the side of the house, there's a substantial garden to the left of the drive too, with fencing that creates enhanced privacy.

Location

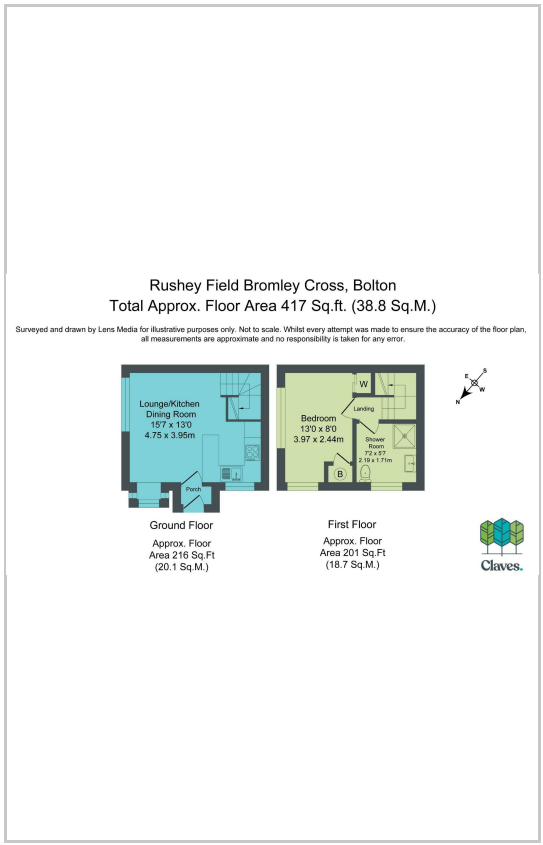
This property stands on a great plot within a quiet corner of the well-established development of Higher Ridings in Bromley Cross. Only a 5-minute walk to a great selection of amenities in Bromley Cross and further afield in Egerton, and close to schools and transport links including Bromley Cross train station, as well as plenty of green spaces to stretch the legs, the location of this lovely home is very convenient indeed!

Specifics

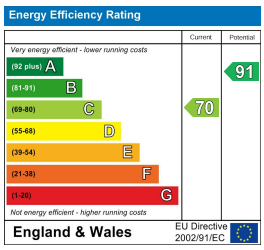
The tax band is A.
The tenure is leasehold with a ground rent of £20 per annum.
The lease length is 999 years from 1st April 1977.
There is gas central heating with a Worcester combi boiler located in the bedroom.
The boundaries illustrated in the annotated image are approximate and do not represent exact title plans.

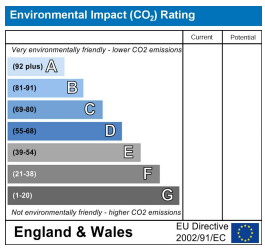
Area Map

Floor Plans



Energy Efficiency Graph





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