



Marsden House, Bolton, Greater Manchester BL1 2JX

Price £109,950

Located in the popular Marsden House development, this well-presented and spacious three-bedroom apartment on the 8th floor offers modern, town-centre living ideal for professionals or students. Situated in the heart of Bolton, the apartment benefits from excellent access to local amenities, the university, shops, and public transport links.

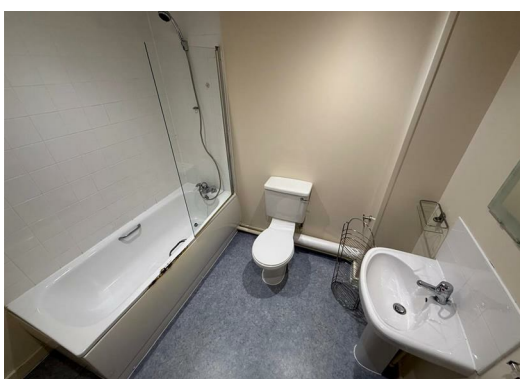
The property features a generously sized main bedroom with an en-suite shower room, alongside two additional well-proportioned bedrooms which share a family bathroom. The open-plan lounge and fully fitted kitchen create a bright, sociable living space – perfect for relaxing or entertaining guests. The property benefits from electric central heating, double glazing, intercom access, neutral decoration, and neutral flooring. One of the apartment's standout features is its impressive 180-degree views over Bolton, offering a unique perspective from a high vantage point.

There is no car parking space with this apartment.

This property is suitable for investors as it has an estimated rental yield per annum of £12,000.

Sold with vacant possession.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Kitchen
10'2" x 7'6" (3.10 x 2.30)

Lounge
15'1" x 19'0" (4.60 x 5.80)

Bedroom 1
9'6" x 13'5" (2.90 x 4.10)

Bedroom 2
11'5" x 16'4" (3.50 x 5.00)

Bedroom 3
18'8" x 11'1" (5.70 x 3.40)

Bathroom
7'10" x 6'10" (2.40 x 2.10)

Ensuite
8'6" x 2'11" (2.60 x 0.90)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

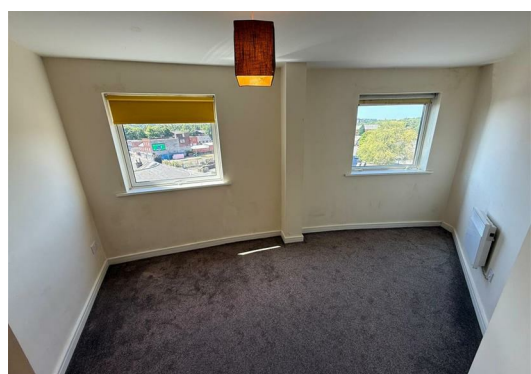
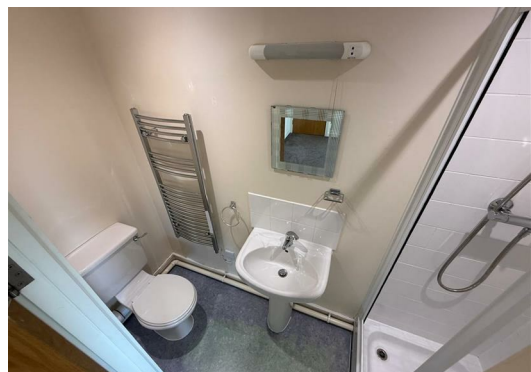
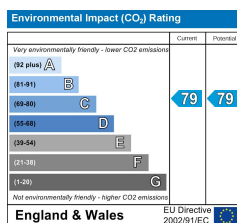
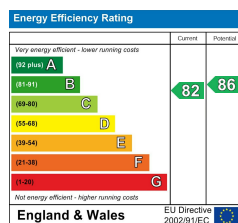
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information For Successful Buyers

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Head Office: 121 Whalley Road Ramsbottom, BL0 0DG

Telephone: 01706 823131 **Email:** info@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk