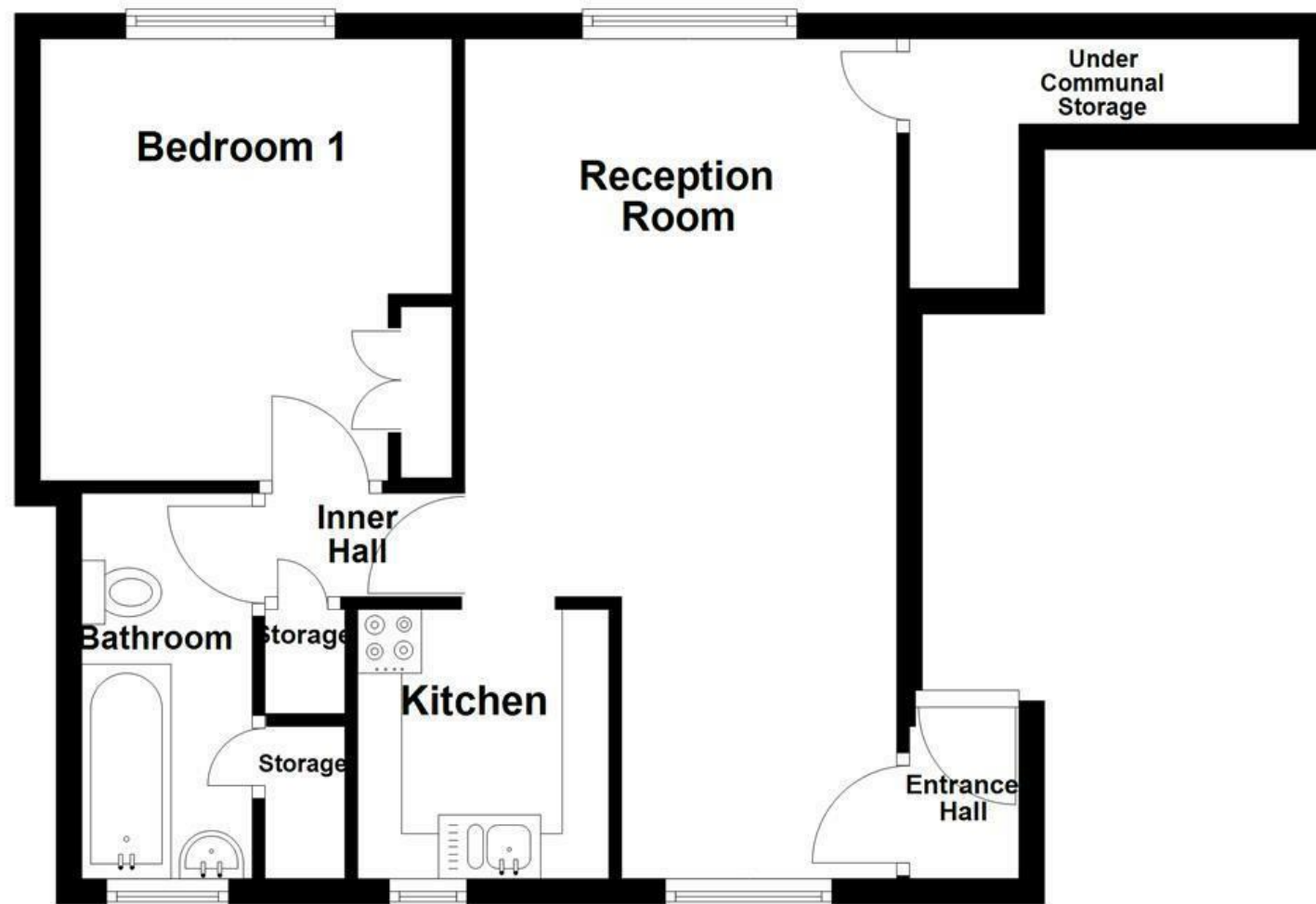


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Westgate Avenue, Bolton, BL1 4RF

Offers Over £80,000

A FANTASTIC ONE BEDROOM GROUND FLOOR APARTMENT

Keenans are pleased to offer to the sales market this one bedroom ground floor apartment, set in a quiet cul-de-sac location overlooking Queens park.

Within walking distance to Bolton Town Centre and close proximity to major commuter routes and local amenities. The property briefly comprises; open plan lounge/diner, kitchen, main bedroom and a three piece bathroom. Externally you will find communal gardens and car parking spaces.

Ideal investment opportunity or if looking to downsize.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience.

Some images have been digitally staged using AI, to illustrate the potential layout and appearance of the property.

Westgate Avenue, Bolton, BL1 4RF

Offers Over £80,000

**1****1****1****E**

- Ground Floor Apartment
 - Quiet Location
 - Communal Gardens and Parking
 - EPC Rating E
- Open Plan Living
 - Excellent Commuter Routes
 - Tenure Leasehold
- Double Bedroom
 - Walking Distance To Bolton Town Centre
 - Council Tax Band A

Ground Floor

Main Entrance

Composite door into communal hallway.

Entrance

Hardwood door into hall.

Hall

3'11 x 2'10 (1.19m x 0.86m)

Hardwood door to reception room and intercom system.

Reception Room

21'6 x 11'1 (6.55m x 3.38m)

Two UPVC double glazed windows, coving, two electric heaters, TV point, doors to storage, kitchen, inner hall and meter cupboard.

Kitchen

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

UPVC double glazed window, a range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven and four ring electric hob, part tiled elevation, space for under counter fridge and tiled floor.

Inner Hall

4'10 x 2'9 (1.47m x 0.84m)

Smoke alarm, doors to bedroom, bathroom and storage.

Bedroom

11'5 x 10'8 (3.48m x 3.25m)

UPVC double glazed window, electric heater and door to storage.

Bathroom

9'2 x 4'8 (2.79m x 1.42m)

UPVC double glazed frosted window, wall mounted heater, three piece bathroom suite comprising; dual flush WC, pedestal wash basin, panelled bath with mixer tap, overhead electric feed shower, door to storage cupboard, PVC panel elevation and laminate flooring.

External

Communal gardens and residents parking.



Tel: 01617510340

www.keenans-estateagents.co.uk