



**£109,950**

5 Cravenwood Rise, Westhoughton, Bolton, BL5 3ZR



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Charlesworth Estates are delighted to bring to market for sale this fabulous and immaculately presented two bedroom top floor apartment situated just off Manchester Road and ideally located for easy access to M61 motorway links together with public transport and all local amenities. IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY. OFFERED TO MARKET WITH NO UPWARD CHAIN. EARLY VIEWING RECOMMENDED.

## Accommodation

Panelled entrance door with into reception hallway.  
Laminate floor, power point, electric wall mounted heater, door to lounge, kitchen, bedroom and airing cupboard (housing the hot water cylinder) and door to walk-in cloaks cupboard.

## Lounge

13'6" x 11'7" (4.11m x 3.53m)  
uPVC double glazed window to front elevation, electric wall mounted heater, power points, cable tv aerial socket, cornice ceiling, inset ceiling spotlights. New carpets.

## Kitchen

Modern fitted base and wall units with work surfaces and tiled splashbacks to walls, inset one and half bowl stainless steel sink unit with mixer tap. Integrated stainless steel electric oven with inset stainless steel electric hob and stainless steel extractor canopy. Integrated fridge and freezer, dishwasher and auto washer dryer. Power points, ceramic tiled floor, inset ceiling spotlights and uPVC double glazed window to side elevation.

## Bedroom One

10'10" x 10'1" including fitted units (3.30m x 3.07m including fitted units)  
Bedroom fitted and en-suite. uPVC double glazed window to side elevation, electric wall mounted heater, power points, modern fitted wardrobes with matching bedside drawer units and panelled door to en-suite.

## En-Suite Shower Room

Fully tiled walk-in shower cubicle with hinged glazed door, hand wash basin set to vanity unit with storage below, low-level w.c. Chromium plated towel rail/radiator, wall mounted mirror fronted storage cabinet with integral spotlights, shaver socket, extractor fan, inset ceiling spotlights and ceramic tiled floor.

## Bedroom Two

11'8" max into recess x 9'8" (3.56m max into recess x 2.95m)  
uPVC double glazed window to side elevation, electric wall mounted heater, power points, tv aerial socket, telephone socket.

## Bathroom

Three-piece suite in white comprising of bath with thermostatically controlled over bath shower with hinged glazed shower screen, low-level w.c. hand wash basin set to vanity unit with storage below. Chromium plated towel rail/radiator, shaver socket, extractor fan, inset ceiling spotlights and ceramic tiled floor.

## External

Communal gardens and allocated parking space

## Disclaimer

Disclaimer

## All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.

## Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (ground rent £120.00 per annum)

Management fee £82.89 per calendar month

## Council Tax Band

Council Tax We understand the property is in council tax band B this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

