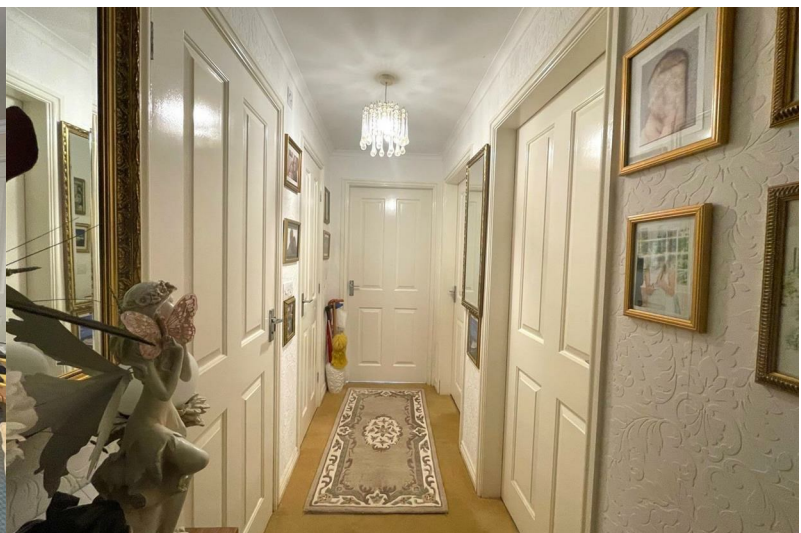
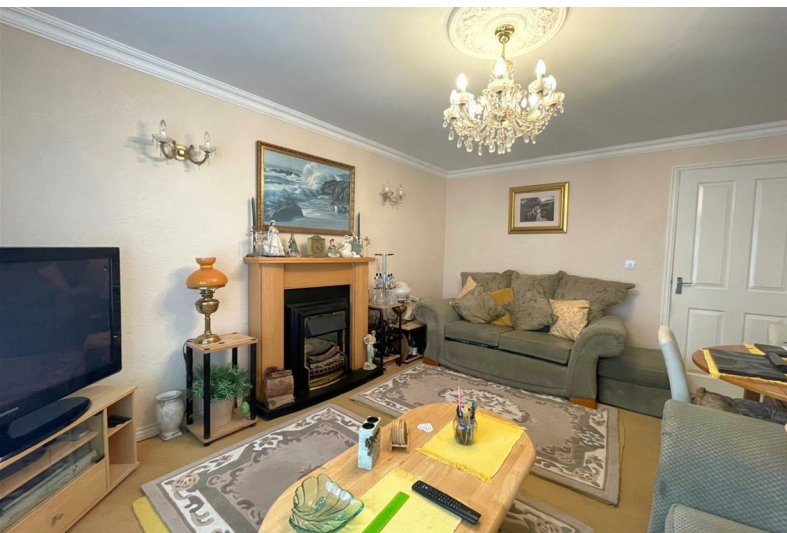
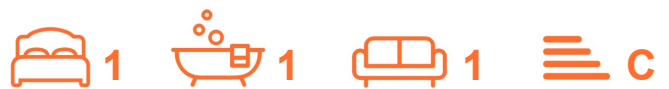




## 35 Holmecroft Chase

Bolton, BL5 3ZN

**£105,000**





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## Accommodation

Entering through the communal entrance door leading to the front entrance door to the apartment.

## Entrance Hallway

16'4" x 3'6" (4.98m x 1.07m)

Spacious entrance hallway with carpet to floor, coving, centre ceiling light, wall mounted electric heater, security intercom, plug sockets, storage cupboard which houses the fuse box.

## Lounge

15'6" x 11'9" (4.72m x 3.58m )

uPVC double glazed window to front elevation, centre ceiling light and ceiling rose, coving, carpet to floor, plug sockets, adam style wooden fire surround with back and base housing electric fire, tv aerial point, space to site dining table and chairs, wall mounted electric heater.

## Kitchen

10'9" x 7'10" (3.28m x 2.39m)

Fitted with a range of "shaker" style wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, electric hob and oven with extractor fan above, space and plumbed for auto washer, plug sockets, partial tiling to walls, space to site fridge freezer, uPVC double glazed window to rear elevation (with most pleasant private aspect to rear), centre ceiling light, storage cupboard housing hot water cylinder, laminate flooring.

## Bedroom

11'5" x 11'0" (3.48m x 3.35m)

uPVC double glazed window to front elevation, uPVC double glazed window to side elevation,

centre ceiling light, centre ceiling rose, coving, tv aerial point, carpet to floor, wall mounted electric heater, plug sockets, space to site bedroom furniture as desired.

## Bathroom

7'3" x 6'6" (2.21m x 1.98m)

Bath with shower over, low-level w.c. flush, pedestal sink with mixer tap. White towel rail, coving, partial tiling to walls, uPVC double glazed opaque window to rear elevation .

## External / Parking

Communal gardens. One allocated parking space.

## 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.

### Council Tax Band

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

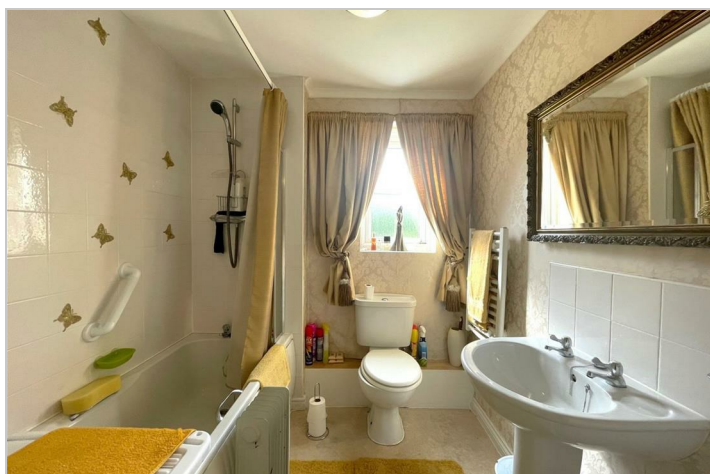
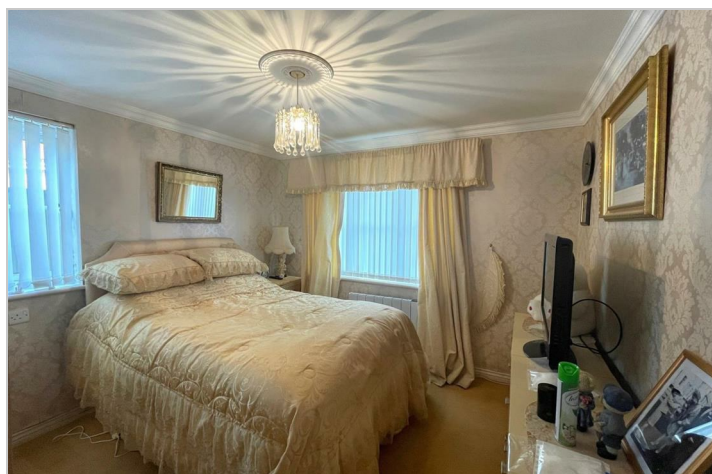
### Tenure

We are informed by the Seller that the tenure of this property is Leasehold

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Management/Service Charge

Service Charge is £74.00 per month.





Road Map



Hybrid Map



Terrain Map



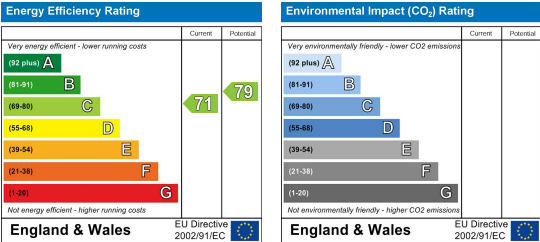
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

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.