



£700 Per month

Apartment B, 524 Leigh Road, Westhoughton, Bolton, BL5 2JX

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**** ONLINE ENQUIRIES ONLY **** Charlesworth Estates are delighted to bring to market TO LET this ONE BEDROOM FIRST FLOOR APARTMENT. The apartment is well appointed with fitted dining kitchen, shower room, decor and carpets and is accessed via secure intercom entry system. Ideally situated within easy walking distance of Daisy Hill railway station allowing for ease of commuting together with local daily amenities. Early viewing Highly Recommended. Please note this apartment is situated above retail premises,

Entrance into reception hallway with intercom handset, two uPVC double glazed windows to rear elevation, electric wall heater, doors to lounge, bathroom and dining kitchen.

Lounge

10'3" x 10' (3.12m x 3.05m)
uPVC double glazed window to side elevation, electric wall heater, power points, tv aerial socket.

Dining Kitchen

11' x 10'8" (3.35m x 3.25m)
uPVC double glazed windows to rear and side elevation. Modern newly fitted kitchen base units with work surface and matching upstand to walls, inset one and half bowl stainless steel sink with mixer tap, integrated stainless steel electric oven with inset ceramic hob and stainless steel chimney style extractor canopy over, Bosch auto washer, electric wall heater, power points, tv aerial socket.

Shower Room

Newly fitted with double width shower cubicle with glazed panel and thermostatically controlled shower unit with shower head and separate hand held shower spray, low-level w.c. contemporary hand wash basin with mixer tap set to vanity unit with storage below. Chromium plated ladder rack/towel rail, inset ceiling spotlights, two extractor fans, uPVC double glazed opaque window to rear elevation.

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.

