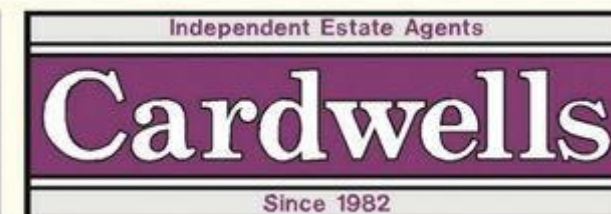


EPC



www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

FLETCHER COURT, STONECLOUGH, M26 1PZ



- MODERN 2 BEDROOM APARTMENT
- TOP FLOOR POSITION
- BATHROOM & ENSUITE
- OPEN PLAN LOUNGE/DINER/KITCHEN
- FABULOUS LOFT SPACE FOR STORAGE
- UPVC DG, ELECTRIC HEATING
- ALLOCATED CAR PARKING SPACE
- NO UPWARD CHAIN



£99,950

CARDWELLS BOLTON
11 Institute Street BL1 1PZ
t: 01204 381 281
e: bolton@cardwells.co.uk

CARDWELLS BURY
14 market Street BL9 0AJ
t: 0161 761 1215
e: bury@cardwells.co.uk

WHITEFIELD/PRESTWICH
44 Bury Old Rd M45 6TL
t: 0161 773 1011
e: whitefield@cardwells.co.uk

CARDWELLS M28
6 Memorial Rd M28 3AQ
t: 0161 794 3434
e: m28@cardwells.co.uk

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson

*** MODERN 2 BEDROOM APARTMENT WITH EN-SUITE AND FABULOUS LOFT STORAGE SPACE***
Offered for sale is this fabulous modern top floor apartment. Boasting well proportioned living space and bright airy rooms, this apartment would be suitable for first time buyers or a buy to let purchase. The apartment, in brief, comprises: entrance hallway, open plan lounge/diner/kitchen with some fitted appliances, master bedroom with en-suite shower room, second double bedroom and bathroom. This apartment is double glazed and is warmed by electric panel wall heaters. There is a fabulous loft space accessed from bedroom 2 via a pull down ladder. This is a large space suitable for storage with lighting. Outside there is a private parking space and use of a communal garden area. Overall, this is a very attractive property which is conveniently located close to Kearsley railway station, local shops and has easy access to the motorway network. Viewing is with our highest recommendations and can be arranged through our Whitefield office on 0161 773 1011.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 14' 6" x 4' 0" (4.43m x 1.21m) Electric wall heater, inset spot lights, built in storage cupboard housing boiler and giving space for washing machine, laminate flooring.

Bathroom: 6' 9" x 5' 7" (2.06m x 1.70m) Modern white bathroom suite comprising, bath with shower over and glass shower screen, pedestal hand wash basin with mixer tap and W.C. There are neutral colour tiles to part of the walls and complementary tiles to the floor, extractor fan, electric wall heater, inset spot lights.

Master bedroom: 14' 9" x 11' 2" (4.49m narrowing to 2.87m x 3.41m) A bright master bedroom with a fitted double wardrobe with contemporary sliding doors and matching fitted drawers and a bedside table, electric wall heater, inset spot lights, uPVC double glazed window.

En Suite: 7' 6" x 5' 6" (2.29m x 1.68m) A modern en suite with a large shower cubicle with mixer shower,, pedestal hand wash basin and W.C. Contemporary tiles to part of the walls with complementary floor tiles, electric wall heater, uPVC double glazed window.

Bedroom 2: 8' 9" x 10' 8" (2.67m x 3.26m) uPVC double glazed window, fitted wardrobe with contemporary sliding doors, inset spot lights, electric wall heater, loft access.

Loft: The loft is accessed from bedroom 2 via a pull down ladder. It provides a large storage space and light.

Open Plan Lounge/Kitchen: 19' 0" x 12' 7" (5.78m x 3.84m) A large bright room with 2 x uPVC double glazed windows, 2 x electric wall heaters, laminate flooring, inset spot lights. The kitchen area has modern cream gloss wall and base units and drawers with complementary work surfaces incorporating a one and half bowl stainless steel sink and drainer, stainless steel oven with electric hob with extractor fan over, stainless steel splash backs, integrated fridge freezer and integrated slimline dishwasher.

Note: The vendors inform us that there is a 99 year lease, the ground rent is payable twice a year at £62, the service charge is £65 pcm.

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Please note: all viewings are by appointment only through our WHITEFIELD Office



BEDROOM 1



BEDROOM 1



EN SUITE



BEDROOM 2



BATHROOM