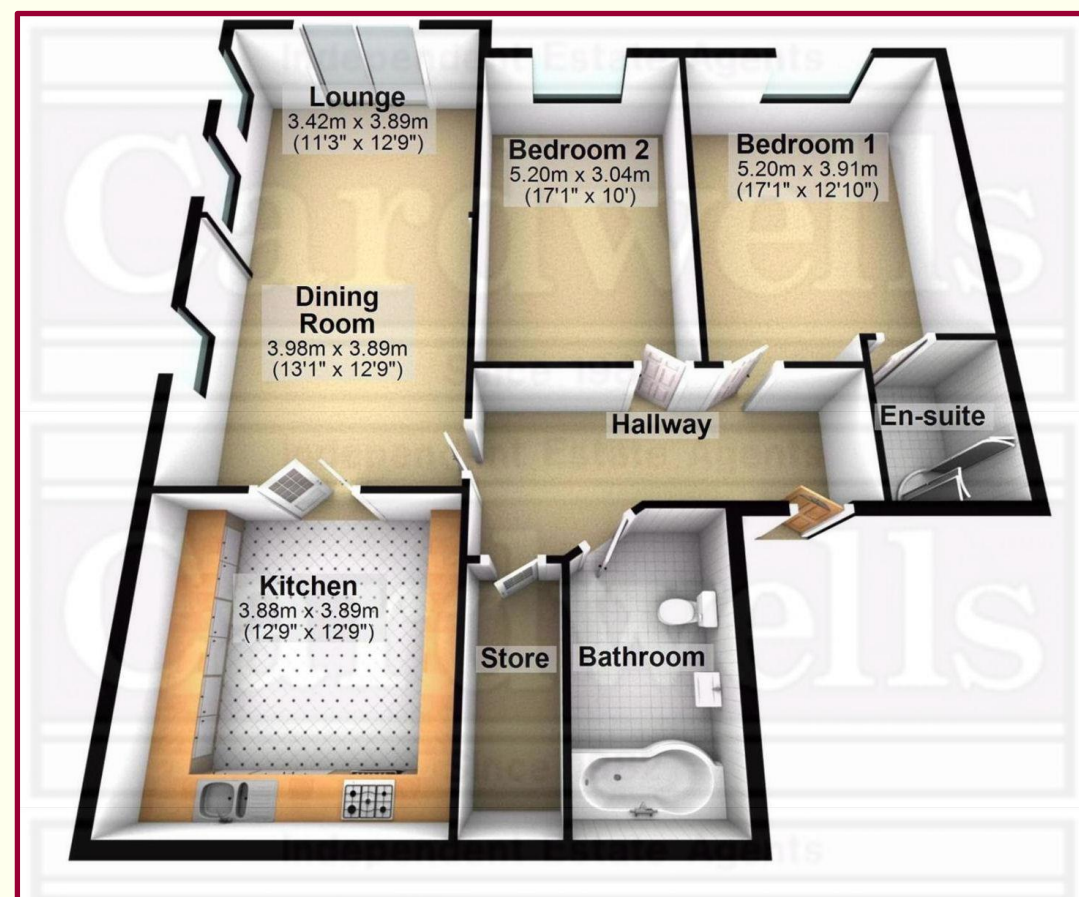


EPC



Floorplan

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.



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Incorporating: Wright Dickson & Catlow, WDC Estates

LEVER HOUSE, GREENMOUNT LANE HEATON, BOLTON, BL1 5JF



- Luxury penthouse apartment
- Exclusive gated development
- Superb location off Greenmount Ln
- Quality kitchen with appliances
- Large open plan lounge diner
- 2 Double beds, master en suite
- Beautiful bathroom suite
- NO CHAIN



Offers Over £180,000

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SOLD WITH NO CHAIN. A superbly appointed luxury penthouse style (top floor), lift served apartment situated in this exclusive small development of similar high calibre properties, set behind secure wrought iron gates and within well maintained grounds.

The development is situated in one of Bolton's most desirable locations, being just off Greenmount Lane, the superb amenities of the area are within easy reach, including: sports clubs, restaurants, shops, the local countryside and superb travel links by road and rail as well as Bolton School. The accommodation is very well presented and appointed and briefly comprises: reception hallway, with large storage area off, large open plan lounge diner with Juliette balcony, luxury fitted kitchen complete with integrated appliances, two double bedrooms, the master having a lovely three price shower room en suite off and there is a superb bathroom suite. Externally there are very well maintained communal gardens, and the allocated parking is accessed beyond the secure remotely operated wrought iron vehicle gates. The stunning apartment benefits from double glazed Georgian style sash windows, gas combination central heating, a security alarm, video entrance system and importantly, is available with no further upward chain and early vacant possession.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

A lift served luxury apartment positioned on the upper floor of this exclusive development, the entrance door leads to the reception hallway.

Reception Hallway 16' 1" x 8' 9" (4.90m x 2.66m) Tall feature radiator, video/Telephone entrance system, spot lighting, 7' x 8' walk-in storage space off which contains the gas combination central heating boiler.

Lounge/Diner 24' 11" x 12' 9" (7.59m x 3.88m) A beautiful room with four Georgian style double glazed windows and a double glazed door and Juliet balcony overlooking the communal gardens, spot lighting, two radiators, fitted blinds, double doors off to the kitchen.

Kitchen 14' 2" x 7' 9" (4.31m x 2.36m) A high specification fitted kitchen with an excellent range of matching drawers, base and wall cabinets, integrated dishwasher, integrated washing machine/dryer, integrated fridge / freezer, oven / grill, four ring gas hob with an extractor over, complimentary wall and floor tiling, radiator.

Master Bedroom 15' 8" x 10' 8" (4.77m x 3.25m) Double glazed Georgian style sash window, fitted blinds, radiator, spot lighting, en suite off.

En-Suite 5' 6" x 4' 3" (1.68m x 1.29m) A quality white three-piece shower room suite comprising: corner shower cubicle, pedestal wash hand basin and dual flush WC, heated towel rail, complimentary floor and wall tiling, spot lighting.

Bedroom Two 17' 0" x 9' 11" (5.18m x 3.02m) Double glazed Georgian style sash window, fitted blinds, radiator.

Bathroom 12' 0" x 5' 10" (3.65m x 1.78m) A quality white three-piece bathroom suite comprising: Bath with shower over and fitted glass shower screen, pedestal wash hand basin, dual flush WC, heated towel rail, spot lighting and complimentary wall and floor tiling.

Gardens We understand the property enjoys use of the communal gardens which are particularly well maintained and extend all around the property.

Parking Accessed via wrought iron remotely operated entrance gates and there is allocated parking.

Management Fees SERVICE CHARGE IS £1600 ANNUALLY, GROUND RENT £250 PER YEAR
BASE ESTATE MANagements, COUNCIL TAX BAND D

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

Price: Offers Over £180,000



Bedroom One



En-suite



Bathroom



Gated Entrance



Side Elevation