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**ELMWOOD CLOSE BARTON ROAD, WORSLEY
M28 2PF**



- 2 bedroom ground floor
- Retirement apartment
- Worsley village location
- NO UPWARD CHAIN
- Security entry system
- Lovely communal areas & gardens
- Double glazing, electric heating
- Viewing recommended!



Offers in the Region Of £140,000

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

Purpose built two-bedroom ground floor retirement apartment with NO UPWARD CHAIN! Elmwood, an exclusive and established development which is in the heart of Historic Worsley Village. Elmwood offers secure accommodation whilst retaining personal independence. The development benefits from two communal lounges, a laundry room and a guest suite which can be booked by visitors and relatives. The property is also offered for sale with the added advantage of 'No Sales Chain' being involved. The accommodation briefly comprises; Entrance hall, lounge, two bedrooms and a bathroom. The property also benefits from double glazing and electric heating. OUTSIDE: The development is approached through a gated entrance. To the front there is an allocated parking which is subject to a small charge including visitor spaces. The development is surrounded by neatly tended communal lawns and gardens.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 10' 1" x 8' 6" (3.08m x 2.6m) Built in double mirror wardrobe, door entry phone system, emergency wall cord.

Lounge: 17' 5" x 10' 6" (5.32m x 3.2m) Double glazed window, night storage heater, feature fireplace and electric fire, centre and wall lights, emergency call cord. Open doorway to kitchen.

Kitchen: 6' 11" x 6' 11" (2.1m x 2.1m) Fitted units to all 3 walls, inset stainless steel sink top, base cupboards and drawers, AEG oven, microwave, ceramic hob, Zanussi dishwasher, fridge, matching wall units, mirror and spotlights.

Bedroom 1: 14' 1" x 8' 6" (4.3m x 2.6m) Double glazed window, built in wardrobe, night storage heater.

Bedroom 2: 12' 6" x 6' 7" (3.8m x 2.0m) Double glazed window, night storage heater.

Store/Office: 6' 11" x 6' 7" (2.1m x 2.01m) No windows.

Bathroom: 6' 11" x 6' 3" (2.1m x 1.9m) Bath with shower fittings, concealed flush w.c and wash basin, mirror, tiled walls, electric fan heater.

Parking: Reserved space.

Viewings Viewings are by advanced appointments through Cardwells Estate Agents 01204 381281 bolton@cardwells.co.uk.

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.

Note: We are waiting for confirmation of service charges.



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