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CHARLES LOUIS

HOMES LIMITED

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FLOOR 1

GROSS INTERNAL AREA
TOTAL: 50 m²/535 sq ft
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



27 Corn Mill Drive
Farnworth, Bolton, BL4 9EN

Price guide £97,500



- 2 Bedroom 1st Floor Apartment
- Modern Fitted Kitchen with Integral Appliances
- Sold with NO CHAIN
- Located in close proximity to motorway network and amenities

- Gas Central Heating and Double Glazing
- Ideal for 1st time Buyer or Investor
- Allocated Parking Spaces
- Viewing is essential to appreciate property



Directions

From the M60 motorway leave at junction 15. Follow signs for Bolton/A666, after 1.1 miles take the A6053/A666 exit towards Farnworth/Kearsley. At Kearsley Interchange, take the 1st exit onto Bolton Road/A6053, after 0.1 miles turn left onto Long Causeway, after 130 yards turn right onto Topp St, turn left onto Corn Mill drive after 80 yards.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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A MUST SEE!!**SOLD WITH NO CHAIN**WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT**VIEWING IS HIGHLY RECOMMENDEDCharles Louis are pleased to bring to the market this excellent home, located in close proximity to motorway networks and amenities.

Beautifully set within a well established residential estate. The property, in brief, compromises of a communal hallway leading to the 1st floor apartment with access to inner landing. From the ground floor hallway there is a storage cupboard, an open plan living/dining room with a Juliet balcony providing views to the rear.

This property benefits from a modern fitted kitchen with integral appliances and a modern 3 piece bathroom suite. The property benefits from Gas Central Heating and Double Glazing and allocated Parking. This property is ideal for first time buyers and investors alike.

Communal Hallway

Staircase to 1st Floor and Access to Apartment

Inner Hallway

9'10 x 5'2 (3.00m x 1.57m)
Intercom, Storage cupboard, Access to Living Room/Diner, Kitchen, Bedrooms 1 & 2 and Bathroom

Kitchen

6'9 x 11'4 (2.06m x 3.45m)
UPVC window to the side elevation, inset spot lights, Gas Central Heating, fitted with a range of wall and base units, post form laminate worktop with inset sink and mixer tap. Integrated oven, grill and 4 ring gas hob with chimney extractor, integrated Fridge/ Freezer and integrated washer dryer.



Living/ Dining Room

11'9 x 11'8 (3.58m x 3.56m)
UPVC French Door with Juliet Balcony with lovely view, Gas Central Heating, central light and leads to Kitchen



Additional view



Bedroom 1

8'7 x 10'6 (2.62m x 3.20m)
UPVC window to rear elevation, Gas Central Heating with radiator, fitted wardrobes and central light



Bedroom 2

8'2 x 8'8 (2.49m x 2.64m)
UPVC window to front elevation, Gas central heating with radiator and central light



Bathroom

5'0 x 8'8 (1.52m x 2.64m)
UPVC window to rear elevation, Gas Central Heating with radiator, central light, 3 piece bathroom suite comprising of low level WC, hand wash basin and bath with Thermostatic Shower above.



External Views

Rear of property

Designated parking



External

One allocated parking space, as well as visitor parking with borders and bedding plants

