

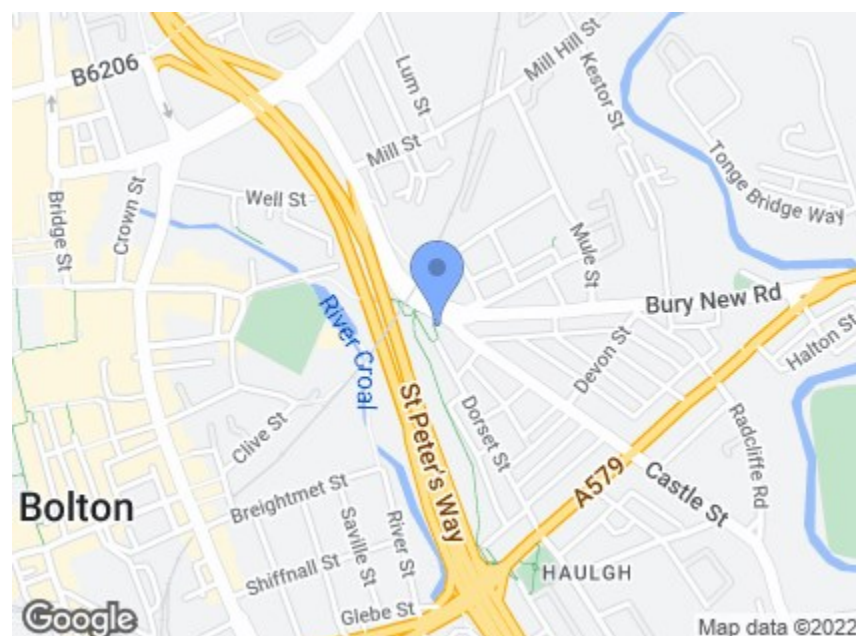


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CHARLES LOUIS

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Directions

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		(92 plus) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Flat 2, Chadwick Court Castle Street , Bolton, BL2 1JL

Price guide **£119,000**



- Two Bedroom Ground Floor Apartment
- Open Plan Living Room & Kitchen/Diner
- Electric Heating & Double Glazing
- Located In Close Proximity To Motorway Network & Amenities
- Sold with Tenant In Situ
- Ideal for Investors With Rental Income
- Allocated Parking Spaces & Private Garden
- Viewing Is Essential To Appreciate Property

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 TENANT IN SITU**WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT**VIEWING IS HIGHLY RECOMMENDED*****Charles 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, comprises of a communal hallway leading to the ground floor apartment with access to inner landing. From the ground floor hallway there is open plan living, kitchen/dining room providing views to the rear.

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

Open Plan Living Room with Kitchen

18'4 x 14'9 (5.59m x 4.50m)



Bedroom One

11'9 x 11'7 (3.58m x 3.53m)



Bedroom Two

9'8 x 9'5 (2.95m x 2.87m)



Bathroom

7'9 x 8'5 (2.36m x 2.57m)

Rear Garden

Private garden to rear through living accommodation.