REDMAN CASEY ESTATE AGENTS

## 59 Hill View Court, Bolton, BL1 8NT

## Offers In The Region Of £70,000

Spacious first floor two bedroom apartment. This well presented two bedroom apartment located in a popular residential location. Situated close to local shops, amenities, and good transport links. This apartment offers independent living in a two bedroom modern apartment with double glazing and balcony with landscaped communal areas and parking spaces. Viewing recommended to appreciate the location, and space this property has to offer.

- Two Bedroom
- Double Glazed
- Good Access To All Local Amenities
- Good Condition
- Council Tax Band A
- First Floor Apartment
- Storage Heaters
- On Site Parking
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Spacious two bedroom first floor modern apartment located in a popular area of Astley Bridge, close to local shops, amenities and great transport links. The property comprises:- Entrance hall, lounge diner, balcony, kitchen, two bedrooms, and a family bathroom. There are common spaces with gardens and parking areas for residents. Benefiting from double glazing and storage heaters, viewings is recommended to appreciate, the location, condition and space of this apartment.

**Entrance Hall 8'2" x 4'11" (2.48m x 1.51m)**
UPVC double glazed window to front, uPVC entrance door,

**Lounge/Diner 20'0" x 10'11" (6.09m x 3.33m)**
UPVC double glazed window, electric storage heater, uPVC double glazed sliding entrance patio door,:

**Balcony 3'4" x 7'2" (1.01m x 2.18m)**

**Kitchen 7'1" x 11'5" (2.16m x 3.48m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer, space for fridge/freezer and automatic washing machine, electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window.

**Bedroom 1 9'4" x 10'2" (2.85m x 3.10m)**
UPVC double glazed window.

**Bedroom 2 9'4" x 7'9" (2.85m x 2.37m)**
UPVC double glazed window.

**Bathroom 8'2" x 5'0" (2.48m x 1.52m)**
Three piece suite with comprising, deep panelled bath, pedestal wash hand basin with shower over and folding glass screen and low-level WC, tiled splashbacks, heated towel rail.

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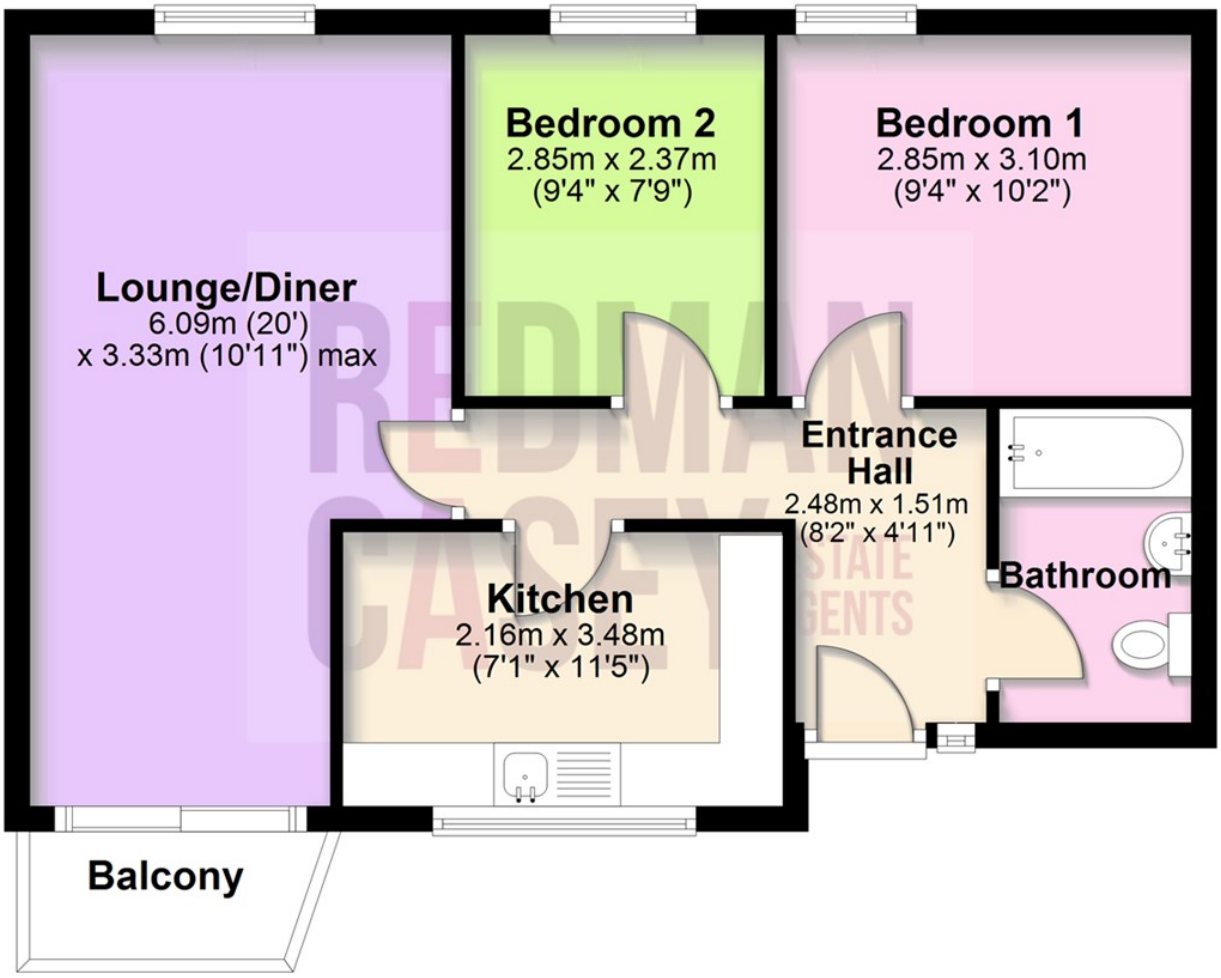
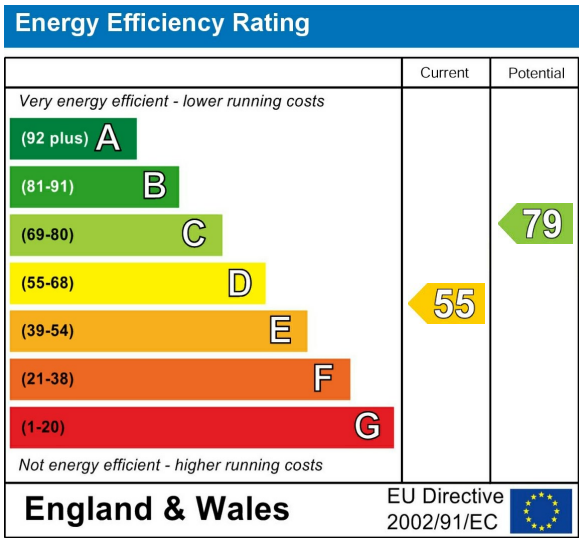
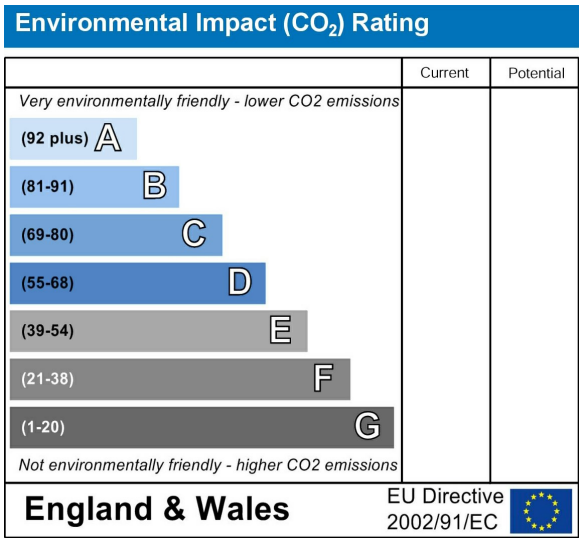
# Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)
(excluding Balcony)




Total area: approx. 53.3 sq. metres (573.5 sq. feet)

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