



Hill Side

Bolton, BL1 5DT

£199,950



Situated in a well-established development off Chorley New Road, this two-bedroom ground floor apartment is a generous size and in a highly desirable location. In addition to the two bedrooms, a brief summary of the apartment includes a lounge, dining room, kitchen-diner, shower room, plus a guest WC and utility.



The Living Space

The living space is a great size, with plenty of windows allowing natural light to flood in and create a bright and airy feel. The lounge features a traditional fireplace with an electric fire, and through glass double doors is another reception area which the previous owner has used as a dining room, but since there is ample room in the kitchen for a dining table, this space would alternatively be suitable as a study or hobby room. Like the living rooms, the kitchen has a spacious footprint too, and integrated appliances include a Neff double oven, sink with drainer and mixer tap, hob, extractor, and dishwasher, plus plenty of storage within the while gloss kitchen cupboards.

Bedrooms & Bathrooms

Both of the bedrooms at 1 Hillside House are good sized doubles, and the shower room features a three piece suite including shower, wash basin with integral storage units, and WC.

The Outside Space

This well proportioned apartment also comes with a garage, which is a great bonus and quite unique for apartment living!

Location

This apartment is located in a desirable location in the heart of Heaton off the tree-lined Chorley New Road. Lostock Train Station is just a short drive away, with parking available at the station and regular trains running in and out of central Manchester, plus you can be on the M61 in just 5-10 minutes! Middlebrook shopping park is also within a short drive, providing a selection of modern retail.

As well as the practical side of this location, there’s plenty of leisure and recreation facilities to be enjoyed... You can be at Lostock Tennis Club and Markland Hill Racquets Club in just a few minutes’, with several local golf clubs also local to the area, the closest two being Regent Park and Bolton Golf Club. The local David Lloyd at the bottom of Chorley New Road offers a spa, gym, swimming pools and racquet sport facilities, and for those who enjoy a good ramble, Rivington and the West Pennines provide plenty of walking trails.

Specifics

The property is leasehold with an advised ground rent of £30 per Annum.
Service Charge - we are advised £160 per month.
The lease length is 999 years from January 1976.
The tax band is D.
The property is heated via electric underfloor heating.
There is lift serving all floors.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

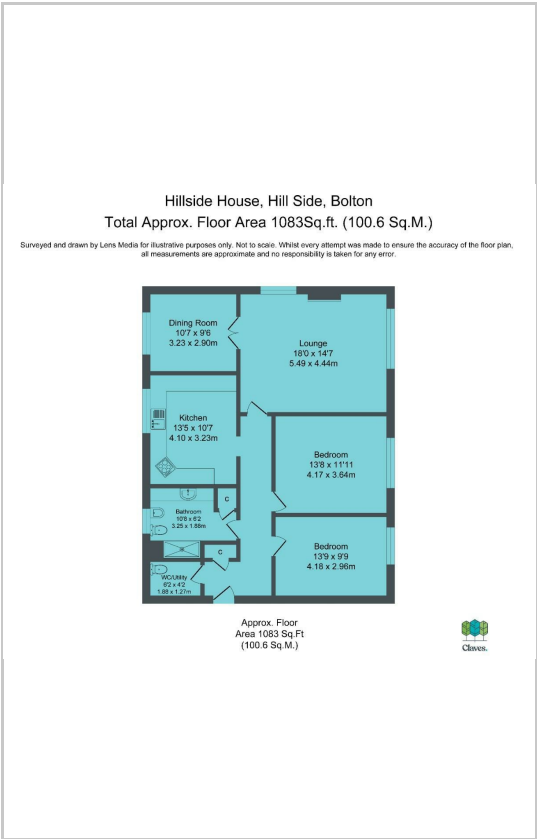
Claves.

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Area Map



Floor Plans



Energy Efficiency Graph

