



Windsor Gardens

Bolton

Miller Metcalfe
Every step of the way

Windsor Gardens

Bolton

Upper Floor



2



2

EPC Rating - B

IDEAL FIRST TIME BUYMODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES***CLOSE TO AMENITIES***

An excellent opportunity to purchase this two bedroom top floor apartment set on a popular development just off Chorley Old Road. Ideally situated within walking distance to Morrisons supermarket and the numerous shops, restaurants, bus links and amenities on Chorley Old Road. There are also a number of excellent schools, sport & leisure facilities, train links and Bolton town centre right on the doorstep. The high quality living is ideal for a couple, young professional. Internal viewing essential to fully appreciate the size and standard of accommodation on offer.

Accommodation comprising Entrance hallway with intercom system, large open plan lounge and modern fitted high gloss kitchen with breakfast bar and integrated appliances. Two double bedrooms with en suite shower room to the master bedroom and a three piece family bathroom suite. Outside are communal gardens and parking. The property is gas central heated and double glazed.

LOCAL AUTHORITY
Bolton

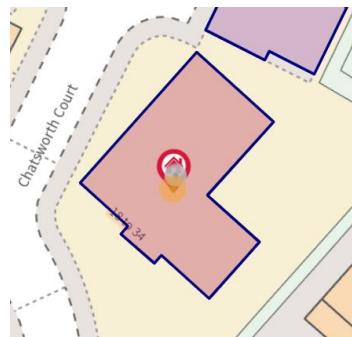
COUNCIL TAX
Band: B
Approx annual Price: £1,524

FLOOR ROSK
Very Low

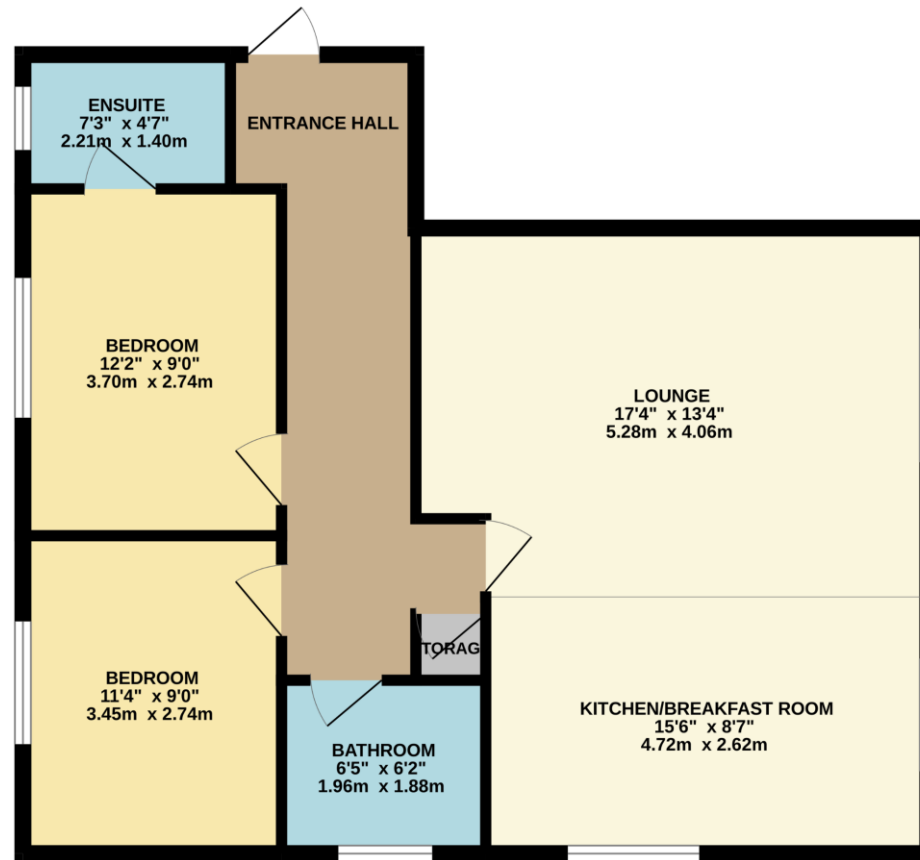
MOBILE COVERAGE
EE - High
Vodafone - High
Three - High

BROADBAND
Basic - 15 Mbps
Superfast - 80 Mbps
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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