



REDPATH LEACH

ESTATE AGENTS

FEATURES

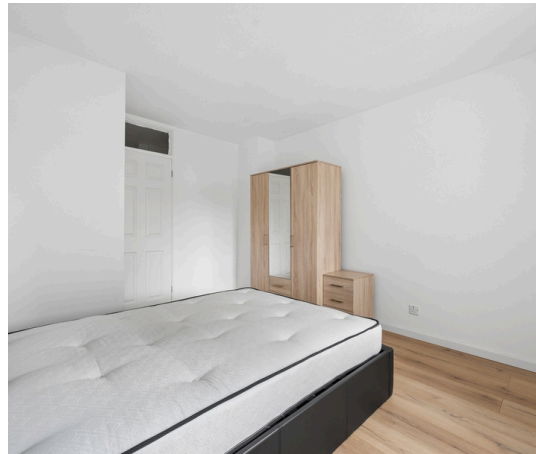
- Spacious Fifth Floor Flat
- Within Easy Reach of Transport Links
- Well Presented Accommodation
- 16' Open Plan Lounge/Diner
- Two Generous Double Bedrooms
- Gated Site with Private Car Park
- Ideal First Time Buy or Investment

LANSDOWNE
COURT,
CHADDERTON

£80,000



Lansdowne Court, Chadderton

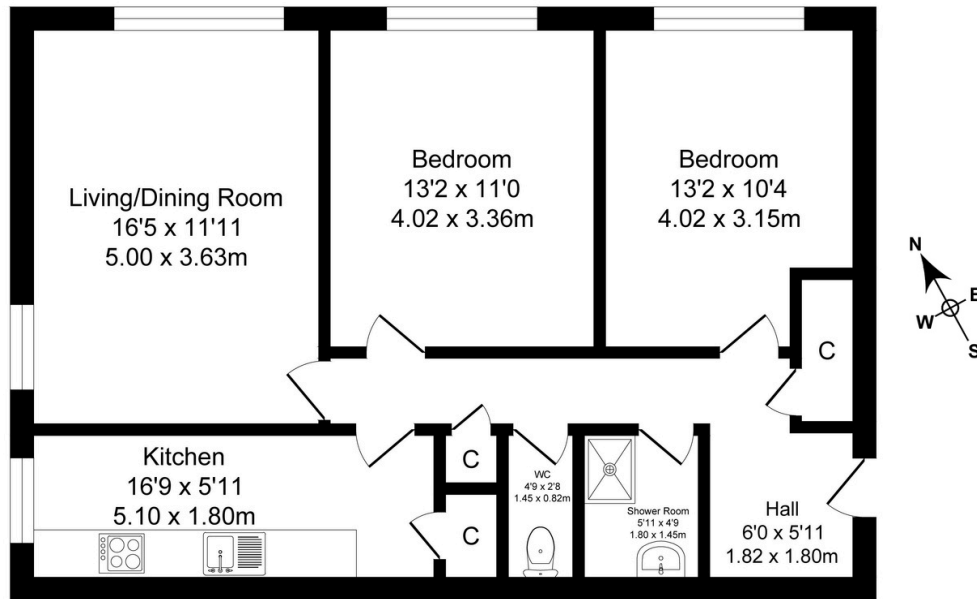




Lansdowne Court, Chadderton

Total Approx. Floor Area 780 Sq.ft. (72.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Offered at a very attractive price point and with the additional benefit of no onward chain, we are confident that this well presented two bed, fifth floor flat will be swiftly secured and would highly recommend an early viewing appointment to avoid disappointment.

This spacious home is sure to enjoy strong appeal, particularly to those ready to take their first excited leap onto the housing ladder, however given all that the locality has to offer and obvious demand from the rental market, a buy-to-let investor may similarly wish to add the property to their existing portfolio, being notably within an area with excellent commuter links, particularly into Manchester, Oldham and Rochdale, with the motorway and Metrolink network accessible within a few minutes' drive. A vast array of shops and amenities are also conveniently available within the locality.

The accommodation itself has been the subject of a programme of refurbishment in recent years and is presented in very good order throughout, extending to circa 780 square feet in total and benefitting from neutral décor and modern finishes. One enters the building via the secure fob entry system and proceeds via the communal areas up to the lift-serviced fifth floor, where one can access the private living spaces, entering via the sizeable reception hallway, with its useful built-in storage cupboards for those everyday essentials, before proceeding through into the bright 16' open plan lounge/diner, which is flooded with natural light via the dual aspect windows.

The 16' kitchen is fitted with a range of sleek high gloss wall and base units in grey, with complementary slate-effect laminated work surfaces and provides plenty of space for one's free-standing appliances.

The two double bedrooms are bright and appealing, with ample space for furniture, with the accommodation completed by the shower room, which is fitted with a three-piece suite in white, comprising of pedestal wash hand basin, shower cubicle with electric Triton shower and separate WC.

Other highlights include gas central heating, the cost of which is included within the service charges, and uPVC double glazing.

Externally, the gated site affords privacy and security, whilst there are well maintained communal gardens and a private resident's car park offering off-road parking facilities.



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