





4 Lydford Gardens, Bolton

£115,000 Leasehold

Two double bedroom first floor apartment • White gloss kitchen with laminate worktops • Modern shower room • New flooring throughout • Freshly decorated throughout • Separate garage with up and over door • Excellent investment opportunity • Perfect first time buyer property • Close to great schools both primary and secondary • Walking distance to Leverhulme Park

Wilcox Estate Agents Ltd.



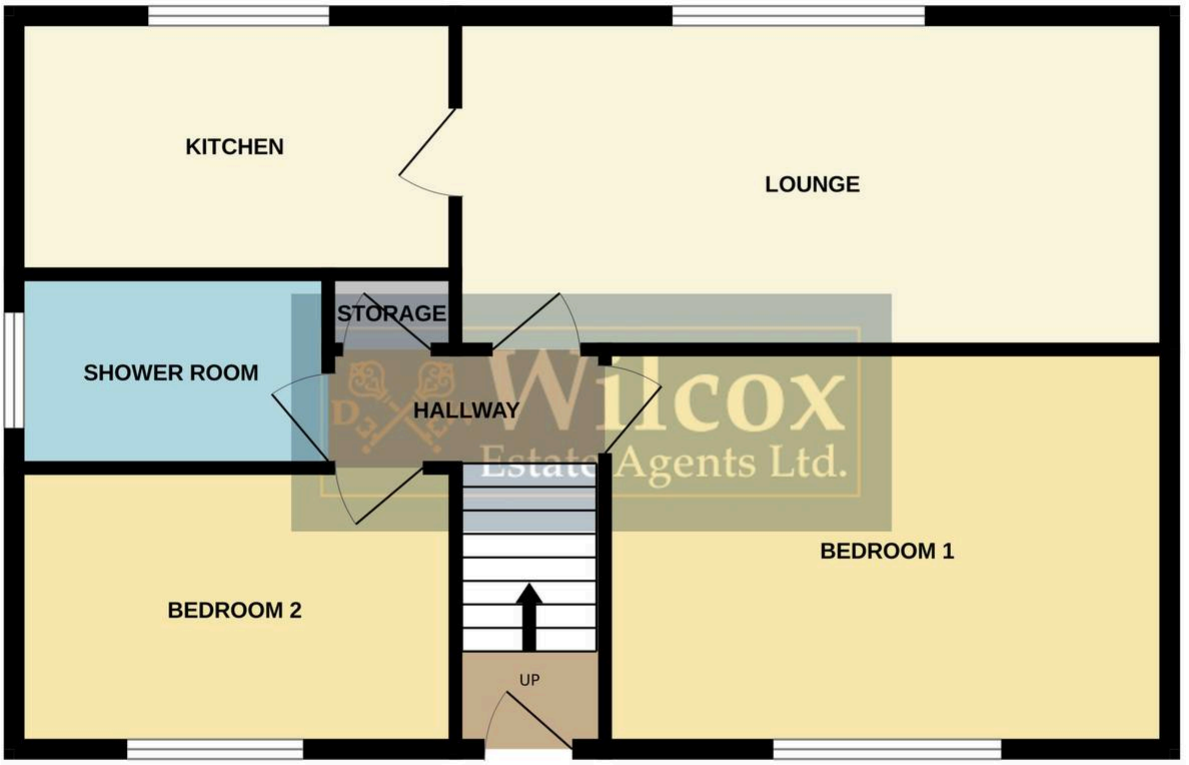




This beautifully presented first floor apartment offers an exceptional opportunity for both first time buyers and investors alike, featuring two generously sized double bedrooms and a host of modern updates throughout. Freshly decorated in neutral tones, the property boasts new flooring that flows seamlessly from room to room, creating a bright and inviting atmosphere. The stylish white gloss kitchen is fitted with laminate worktops and provides ample storage and workspace, making it perfect for those who enjoy cooking or entertaining.

The modern shower room is finished to a high standard, offering a sleek and contemporary space for relaxation. Each bedroom is well proportioned, providing comfortable accommodation that is ideal for sharers, couples, or those seeking a spacious home office. The apartment also benefits from a separate garage with an up and over door (offering secure parking or valuable extra storage), a rare advantage in this sought after location. Situated within walking distance of Leverhulme Park, the property is ideally positioned for those who enjoy an active lifestyle, while families will appreciate the close proximity to excellent local schools at both primary and secondary level.

GROUND FLOOR



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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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