

Bradshaw Road, Bolton

Guide Price £70,000

Miller Metcalfe
Every step of the way

Apartment 3

74 Bradshaw Road, Bolton

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

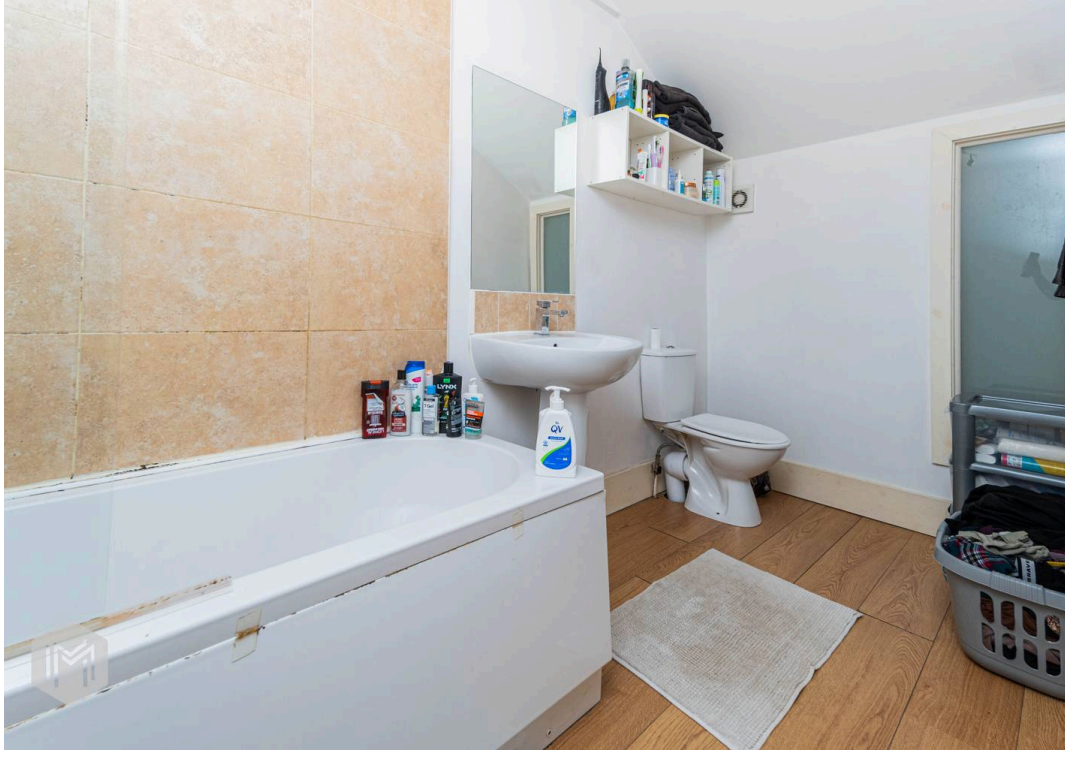
Located in a highly desirable area, this top floor apartment offers an exceptional blend of comfort and convenience, making it a superb choice for those seeking spacious living in a prime location. Upon entering the property, you are welcomed by a generous hallway that sets the tone for the apartment's well-proportioned layout. The living area is both bright and spacious, providing ample room for relaxation or entertaining guests. The kitchen is thoughtfully designed with modern fittings and sufficient storage, catering to both every-day meal preparation and more ambitious culinary pursuits. The master bedroom is of good size, offering a peaceful retreat that easily accommodates a double bed and additional furniture, with neutral décor providing a calm and inviting atmosphere. The bathroom is well-appointed, featuring contemporary fixtures and a clean, stylish finish. Storage solutions throughout the apartment ensure that practical needs are met without compromising on living space. The property's location is particularly appealing, with picturesque countryside walks just a short distance away, perfect for those who enjoy an active lifestyle or simply wish to unwind in natural surroundings. Local amenities, including shops, cafes, and transport links, are conveniently close by, making daily errands and commuting straightforward and stress-free. This apartment is ideally suited to professionals, couples, or anyone looking to enjoy the benefits of a well-maintained home in a sought-after setting. Additional features include secure entry and efficient heating, contributing further to the comfort and practicality of the property. Whether you are looking for your first home, downsizing, or seeking an investment opportunity, this top floor apartment represents an outstanding option. Viewing is highly recommended to appreciate the space, light



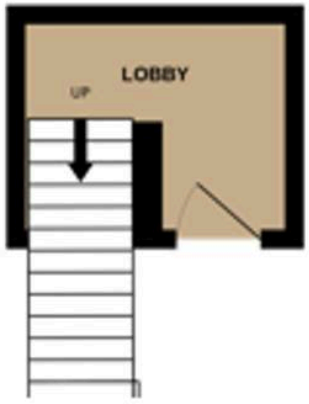




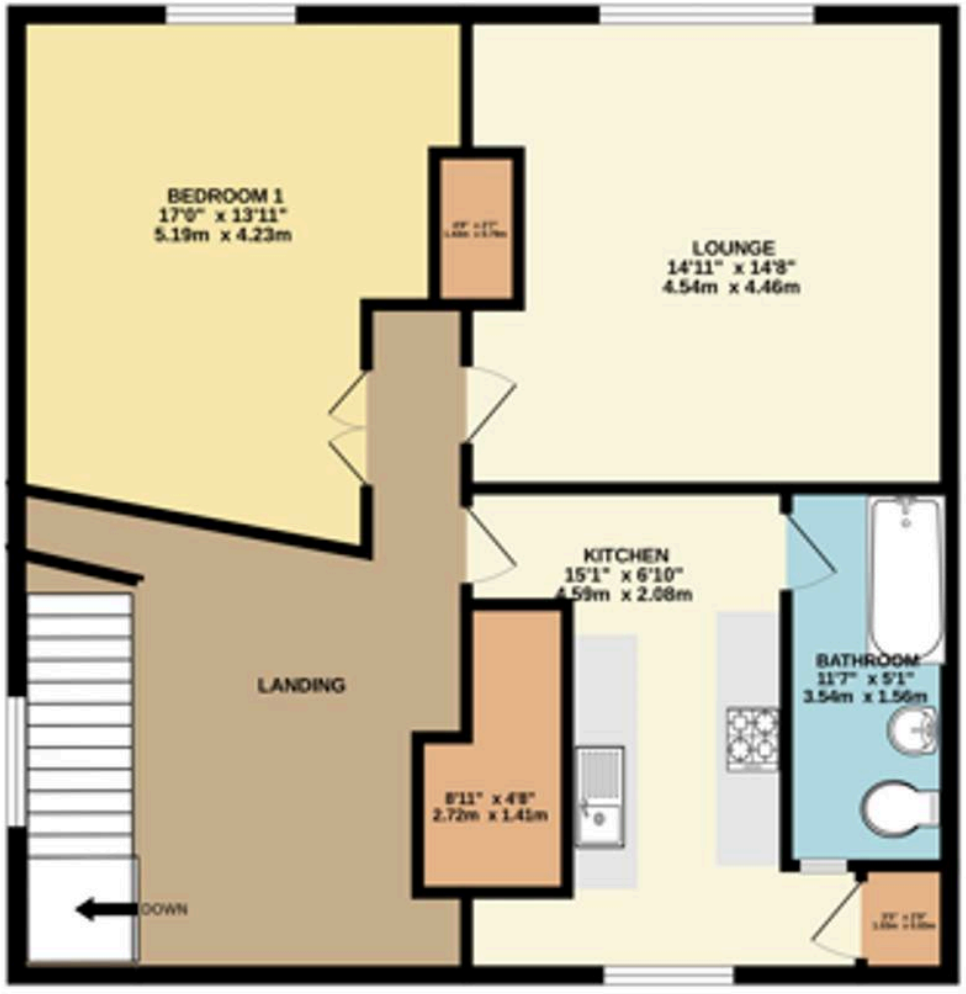




ENTRANCE FLOOR
58 sq.ft. (5.4 sq.m.) approx.



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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