



Brookside Court, Waterside Gardens, Bolton, BL1 8WB

**Offers in the Region Of
£79,950**

A modern well presented 1 bedroom upper floor apartment, located at Waterside Gardens, in the Astley Bridge area of Bolton in Greater Manchester. With a secure communal entrance and off road parking, briefly comprises of the following, an entrance lobby, an open plan lounge with french doors, a modern open plan kitchen with an integrated electric hob, oven and a chrome extractor hood, a modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and bath tub with a mixer shower over the bath and a glass shower screen, plus a spacious double sized bedroom. Comes with double glazed windows and doors throughout. Warmed by electric wall heaters. Please note, due to COVID 19, we respectfully ask that you wear a face covering while inside the property.



ACCOMMODATION

Secure Communal Area

A secure communal area entrance into the apartments.

Allocated Off Road Parking

Allocated off road parking included.

Entrance Lobby 3' 11" x 7' 11" (1.2m x 2.42m)

The entrance lobby within the apartment. Decorated in white, with a beige coloured carpet. Fitted with an entrance buzzer phone.

Lounge 14' 5" x 14' 2" (4.40m x 4.33m)

An open plan lounge with a pair of double glazed french doors fitted to the front aspect. Decorated in white, with a beige coloured carpet. Warmed by an electric wall heater. (Room measurements are for the entire floor space, open plan lounge and kitchen)

Kitchen

A modern open plan kitchen in white, with an integrated electric hob, oven and a chrome extractor hood.

Family Bathroom 5' 10" x 6' 11" (1.79m x 2.1m)

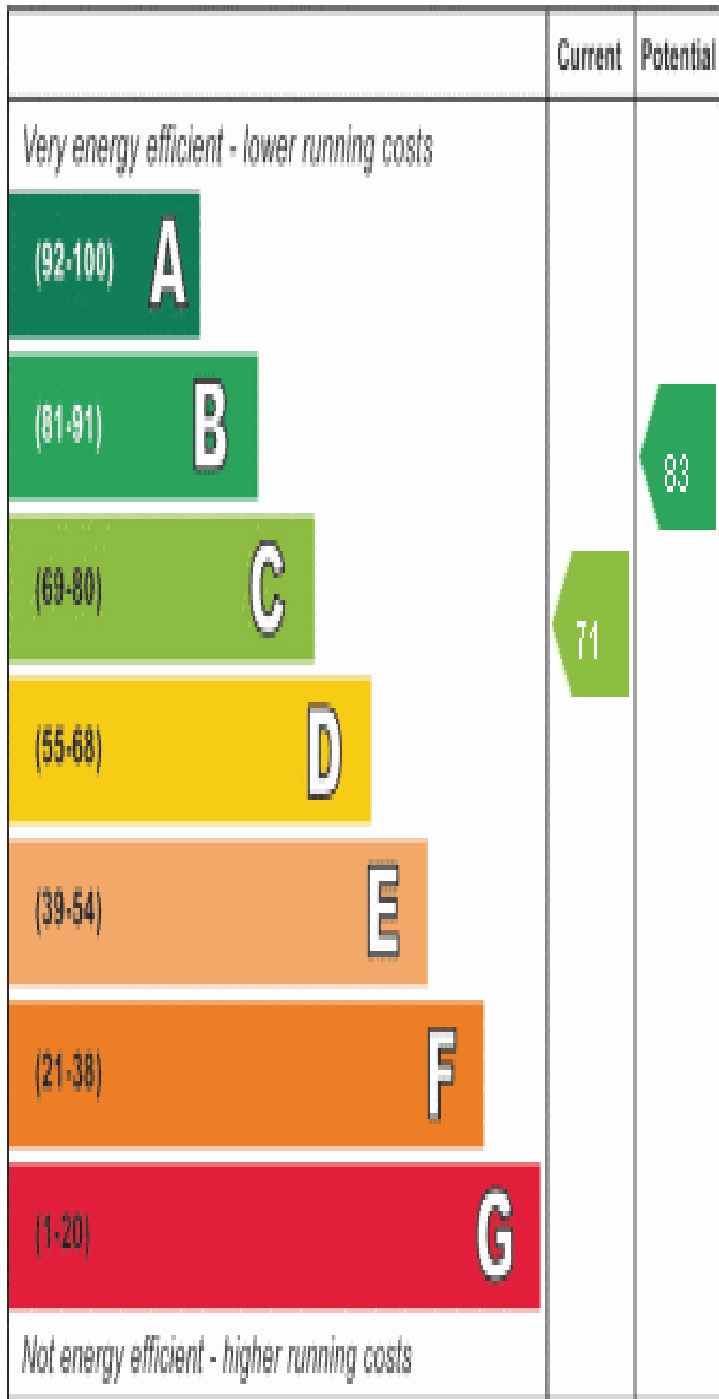
A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with part tiled walls and a tiled floor. Warmed by a chrome towel holder.

Double sized Bedroom 12' 4" x 18' 7" (3.76m x 5.67m)

A spacious double sized bedroom, with space for fitted and free standing wardrobes. Decorated in white, with a beige coloured carpet. Fitted with 2 double glazed windows. Warmed by electric wall heaters.



Energy Efficiency Rating

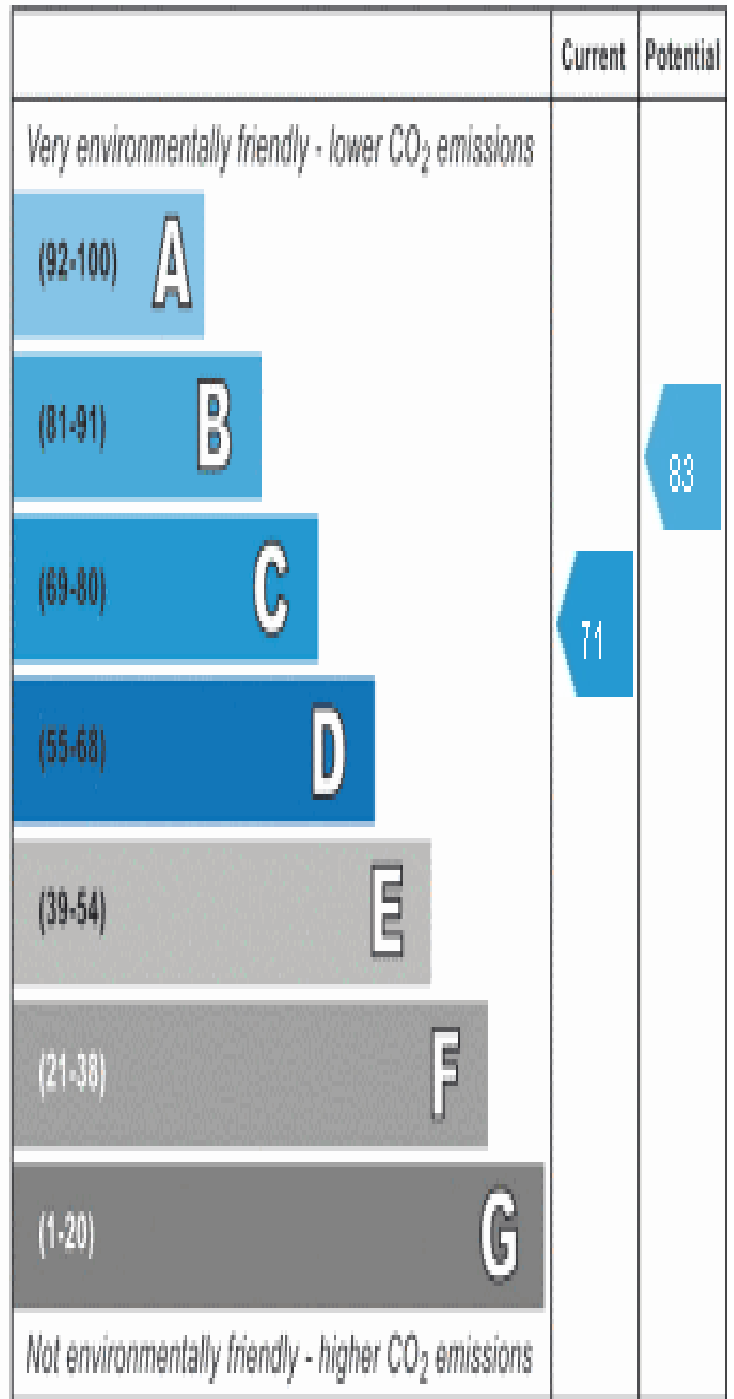


England, Scotland & Wales

EU Directive
2002/91/EC

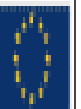


Environmental Impact (CO₂) Rating



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2002/91/EC



Reference:

waterside_gardens_bolton_nov_2022

