



510 Holden Mill

Blackburn Road, Bolton, BL1 7QJ

Pleasantly situated on the fifth floor a modern spacious apartment offered with vacant possession. Located at the rear of the Mill the property enjoys pleasant open aspect from the large balcony. The well designed accommodation benefits from lounge/dining area with patio doors, fitted kitchen with appliances, two good sized bedrooms, master bedroom having an en-suite and family bathroom. This property would make an ideal purchase for the first time buyers, retired couple, investors, professional couple or small family. An early viewing is recommended.

£124,950

510 Holden Mill

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- Superb Fifth Floor Spacious Apartment with Balcony
- Modern Bathroom in White
- Good Sized Lounge with Patio Doors
- Open Plan Kitchen with Built in Appliances
- Two Double Bedrooms - Master with En-Suite Shower Room
- Excellent Purchase for First Time Buyers, Investors, Retired Couple or Small Family

Entrance Hall

Walk in storage cupboard, walk in cupboard with hot water cylinder, intercom system, stairs down to:

Lounge / Dining Area

Spacious lounge with double glazed patio doors, storage heater, two feature poles.

Open Plan Kitchen

Range of modern fitted wall and base units with complementary worktops, incorporating single drainer sink unit. Electric Neff hob and oven, overhead extractor fan, built in fridge/freezer, built in dishwasher, built in washer dryer. Tiled between units.

Bedroom One

Electric wall heater, window overlooking balcony, staircase to:

En-Suite Shower Room

Three piece suite in white comprising of shower cubicle with shower, low flush toilet, wash hand basin, half tiled walls, electric heater.

Bedroom Two

Electric wall heater.

Bathroom

Three piece suite in white comprising of bath with shower attachment, low flush toilet, wash hand basin, tiled over bath, half tiled walls, towel rail.

Balcony

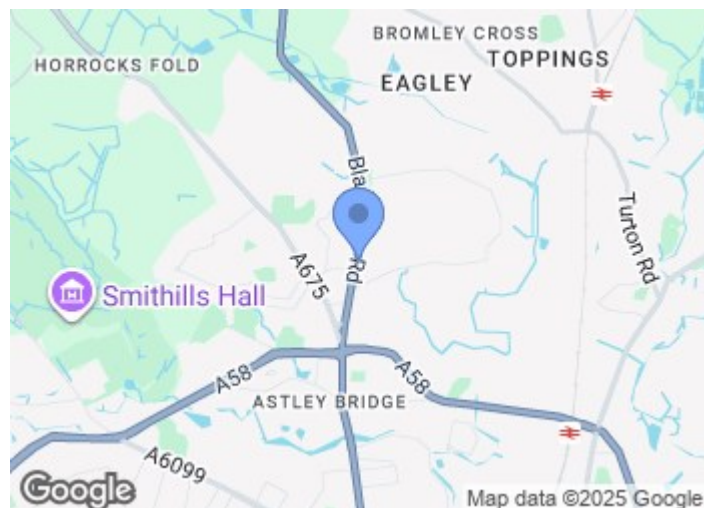
Spacious balcony with impressive, far reaching views. Ideal for sitting out.

Heating

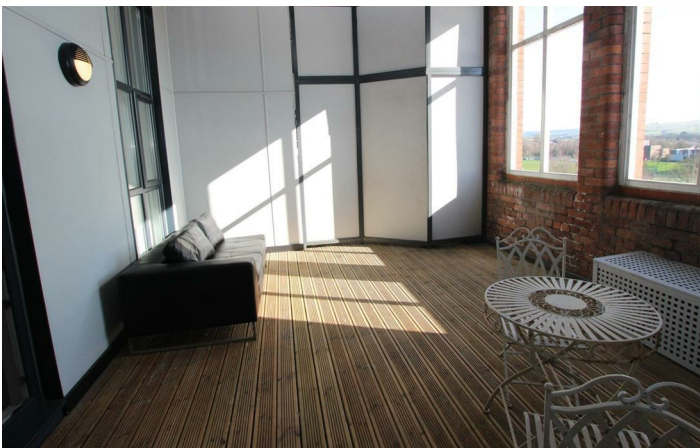
All electric via storage heaters, hot water cylinder.

PROPERTY MISDESCRIPTION ACT 1991.

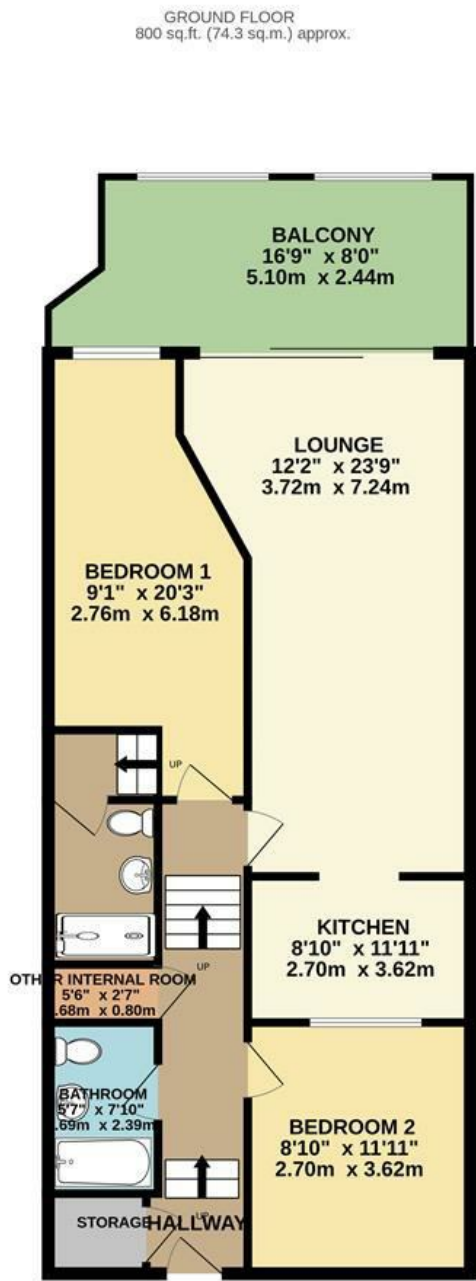
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Directions



Floor Plan



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		