



2 Bedroom Ground Floor apartment for Sale - £140,000

Wellbank Court, Wellbank Street, Tottington, Lancs, BL8 3HH



KEY FEATURES

- GROUND FLOOR APARTMENT • TWO BEDROOMS • LARGE LOUNGE./DINING ROOM • FULLY FITTED KITCHEN • TWO GOOD SIZED BEDROOMS (MAIN FITTED) • COMMUNAL GARDENS • RESERVED PARKING • WELL MAINTAINED DEVELOPMENT • CLOSE TO TOTTINGTON VILLAGE CENTRE • SOLD WITH NO ONWARD CHAIN

Description

**** A GROUND FLOOR TWO BEDROOMED APARTMENT IN A POPULAR AND WELL MAINTAINED DEVELOPMENT ****

We are delighted to be asked to offer for sale this ground floor, well proportioned, two bedroomed apartment. Located off Wellbank Street in Tottington, lies this well maintained development within easy access of all of Tottington Village amenities and public transport links for onward travel.

With minor internal upgrading required to suit individual taste, the property would be an ideal buy for a first time purchaser or a purchaser who may be looking to downsize on their current accommodation. Sold with no onward chain, the property is available for immediate viewing.

Externally, the development offers well tended communal gardens and hallways with reserved apartment parking and additional parking for guests.

Internally, the property offers a large lounge/dining room, two double bedrooms (range of fitted wardrobes to main bedroom), a separate kitchen fitted with a range of wall and base units and a three piece shower room.

Windows are fully double glazed throughout. The property is heated via electric storage heating and hot water with an electric emersion system.

Our vendors have advised that the property has a monthly management cost of £95.00. The property has an energy performance rating of C.

The property is sold with no onward chain. To book a viewing, please contact our offices on 01204 88 2368.

Accommodation:

Lounge: 19'10 x 11'5 (6.05m x 3.49m)

Kitchen: 9'6 x 6'6 (2.93m x 1.98m)

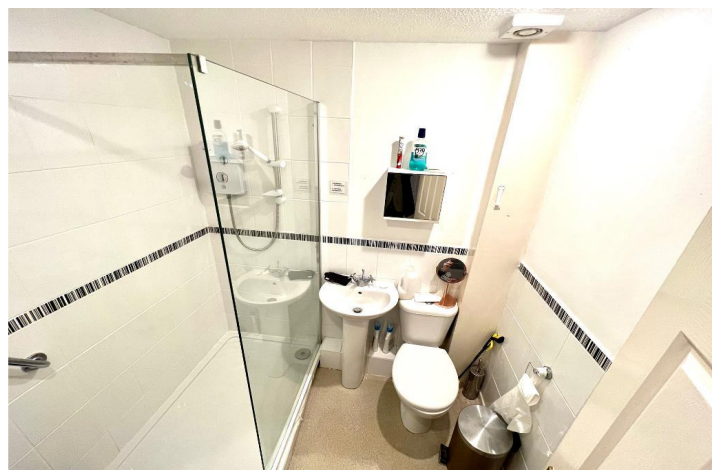
Bedroom 1: 11'6 x 10'6 (3.5m x 3.19m)

Bedroom 2: 10'6 x 8'1 (3.19m x 2.45m)

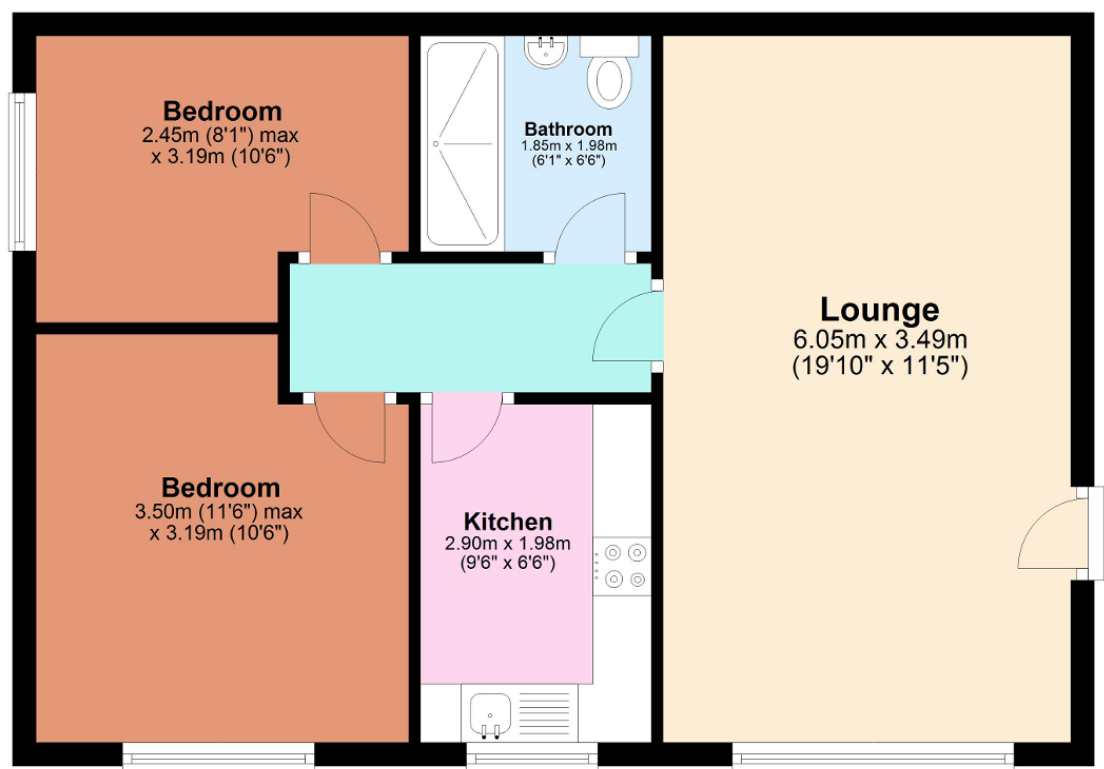
Bathroom: 6'6 x 6'1 (1.98m x 1.85m)

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.



Ground Floor



Total area: approx. 53.6 sq. metres (576.6 sq. feet)

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		