

**ELTON VALE, AINSWORTH, BURY, BL8 2RZ**



- Stunning Three Bed Apartment
- Ground Floor Position
- Grade II Listed Building
- Secure Gated Entrance
- Beautiful Landscaped Gardens
- Many Original Features Retained
- Private Courtyard Garden
- Allocated and Visitor Parking



**£235,000**

**BOLTON**

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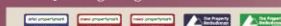
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bury are delighted to bring to the market this elegant, three bedroom, ground floor apartment set within a stunning grade II listed building which has been sympathetically restored to create 7 luxury apartments. Originally built in 1731 the restoration has retained and enhanced many of the original features including; 10" moulded skirting boards, architraves, ceiling cornices and panelled doors. There are open vaulted ceilings, travertine tiling and a private courtyard garden. Being on the ground floor, this stunning property would suit those searching for a bungalow as well as those looking for an apartment. The accommodation requires viewing to fully appreciate and briefly comprises, communal entrance hall, private entrance hall, open plan living / kitchen area, utility area, master bedroom suite with dressing area and en suite, two further bedrooms and a principle bathroom. Externally there is a gated entrance leading to allocated and visitor parking and onto the beautiful communal gardens. This apartment has the benefit of its own private garden area. There is a virtual viewing video available and a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal entrance** Wooden door to the front elevation leading into the elegant communal entrance with tiled floor leading through to this particular apartment and stairs leading off to all levels.

**Apartment entrance** Door off the communal hallway. Alarm panel. Radiator. Door off to the utility room.

**Utility room** Central heating boiler plumbed for washing machine. Fitted worksurface and storage.

**Living area** 25' 8" x 11' 9" (7.82m x 3.58m) Open plan living area featuring fitted kitchen with a range of beach shaker style base units with complementary worksurface and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven under and extractor hood over. Integrated appliances include dishwasher, fridge and freezer. Two radiators. Laminate floor. Opens onto the living area with double glazed French doors providing views and access onto the private courtyard area. Door off to the bedroom wing which features two bedrooms and the main bathroom.

#### **Master bedroom suite.**

**Bedroom area** 11' 11" x 11' 5" (3.63m x 3.48m) Double glazed windows to the side elevation overlooking the private courtyard. Radiator. Leads through to the ..

**Dressing area** 7' 11" x 7' 6" (2.41m x 2.29m) Frosted double glazed window to the side elevation. Radiator. This leads onto the ..

**En Suite** Three-piece suite comprising "P" shaped shower bath with shower and screen over, vanity sink unit and close coupled WC. Tiled floor. Part tiled elevations. Chrome heated towel rail.

**Bedroom two.** 12' 6" x 11' 2" (3.8m x 3.4m) Double glazed window to the side elevation to the front elevation overlooking the private courtyard. Vaulted ceiling. Recessed spotlights. Radiator.

**Bedroom Three** 12' 5" x 8' 3" (3.79m x 2.52m) Double glazed window. Recess spotlight. Radiator.

**Principle Bathroom** Skylight window. Three piece suite comprising P shaped bath with shower and screen over. WC and vanity sink unit. Tiled floor. Part tiled elevations. Chrome heated towel rail.

**External** The property enjoys a sizable stone flagged courtyard with private entrance plus the lovely gardens to the front which are well maintained and extremely attractive. There is allocated parking space plus visitor parking. Access is via remote control gates providing for safe and secure living.

