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# CHARLES LOUIS

## HOMES LIMITED

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### Wadhams Court Broadhead Road, Bolton, BL7 0JF

£180,000



**\*\*SOLD WITH NO CHAIN\*\*TWO BEDROOM FIRST FLOOR APARTMENT\*\*LOCATED IN A QUIET & WELL SOUGHT AFTER AREA\*\*No. 5 Wadhams Court is a beautifully presented, modern two-bedroom first-floor apartment located in the peaceful village of Crowthorn on the edge of Edgworth. Set within a stone-built development with stunning countryside views, the property offers two allocated parking spaces, a secure intercom entrance, and lift access.**

Inside, the apartment features stylish Karndean flooring, a spacious lounge with dual-aspect windows, and a sleek kitchen/diner with integrated appliances and countryside views. Two double bedrooms and a newly fitted contemporary shower room with a walk-in shower complete the accommodation. The apartment also benefits from communal gardens and visitor parking.

The location offers easy access to scenic walking trails, local amenities including independent cafés, a deli, and Holdens Ice Cream Parlour, as well as proximity to Wayoh Reservoir, Edgworth Cricket Club, and leisure facilities at The Barlow. Families will appreciate the nearby primary and secondary schools, and commuters benefit from access to local train stations and motorway links.

- Beautifully presented two-bedroom first-floor apartment in the peaceful village of Crowthorn
- Offers two allocated parking spaces, secure intercom entrance, and lift access
- Modern kitchen/diner with integrated appliances and scenic views
- Conveniently located near Edgworth's amenities, walking trails, schools, train stations, and motorway links
- Set within a charming stone-built development with stunning countryside views
- Spacious lounge with dual-aspect windows and stylish Karndean flooring throughout
- Two double bedrooms and a newly fitted shower room with a walk-in shower
- Tenure - Leasehold, Council Tax - Blackburn with Darwen band B, EPC rated B

