



**Threadfold Way  
Bolton  
Lancashire  
BL7**

**Offers in Excess of £210,000**

**bettermove**

# Threadfold Way

## Bolton

Bettermove are proud to present this 3 bedroom duplex penthouse in Bolton, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is E.

This is a leasehold property with 973 years remaining on the lease; the ground rent is £75.00 per annum, and the service charge is £3,859.00 per annum.

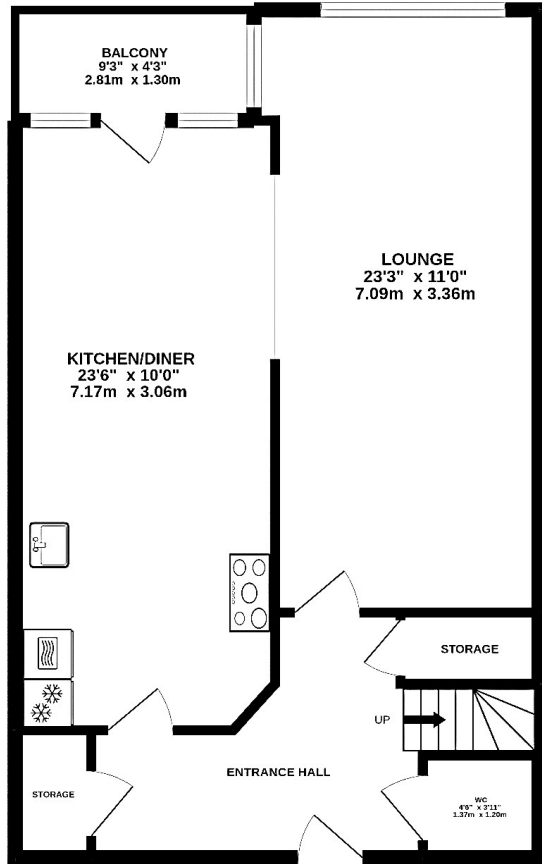
The interior of this beautifully presented property comprises a spacious living room, an impressive open-plan kitchen and dining area, and a convenient WC on the ground floor. The first floor consists of three well-proportioned bedrooms and a family bathroom. The property further benefits from a secure entry system, and a private balcony, perfect for enjoying the summer months.

Located in the popular town of Bolton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Bromley Cross train station, a variety of local bus routes, and quick access to the M61.

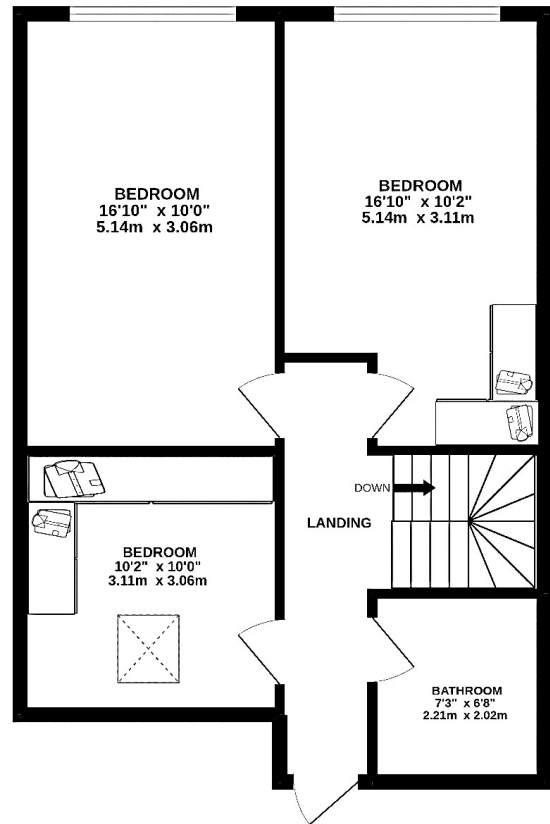
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)