

**22 Rockhaven Court Chorley New Road, Horwich, Bolton, BL6 5BF**



## **Offers Around £160,000**

One bedroom first floor apartment in purpose built retirement block. Located close to local shops and transport links. The apartment benefits from double glazing, heating, on site facilities include laundry room, mobility scooter charging room garden and house manager, large common area for socialising, outside patio area, and overlooks bowling green, lift to all floors. Viewing is highly recommended to appreciate the condition and all this apartment has to offer.

- One Bedroom Apartment
- Over 60S
- Overlooking Bowling Green and Rivington Pike
- Vacant Possession
- EPC Rating B
- Fitted Kitchen
- On Site Facilities
- Upvc Double Glazing
- No Chain
- Council Tax Band B



One bedroom first floor apartment in a purpose built retirement block, located close to local shops, transport links and easy access to cricket ground and bowling club. The apartment comprises:- hallway, storage , bathroom, lounge diner, kitchen and double bedroom. This spacious apartment overlooks a bowling green and Rivington Pike. This well presented apartment benefits from fitted wardrobes, double glazing Juliet Balcony, electric storage heating, a lift to all floors and is sold with vacant possession and no onward chain. On site facilities include large residents lounge, laundry room, mobility scooter charging room garden area and on site manager. Viewing is highly recommended to appreciate the condition, location and all that this apartment has to offer.



### Hallway

Door to:

### Lounge 21'6" x 10'7" (6.55m x 3.23m)

Living flame effect electric fire with ornate surround, wall mounted electric heater, uPVC double glazed French doors with glass Juliet balcony overlooking the bowling green,



### Shower Room

Fitted with three piece modern white suite comprising tiled double enclosure with power shower over, inset wash hand basin in vanity unit with storage under, low-level WC and heated towel rail, electric fan heater, wall mounted mirror, shaver point and light full height ceramic tiling to three walls, ceramic tiled flooring.

### Bedroom 1 19'2" x 5'8" (5.84m x 1.72m)

UPVC double glazed window to rear, uPVC double glazed window to side, fitted double wardrobe(s) with mirrored sliding doors, hanging rails and shelving, wall mounted electric panel heater,



### Kitchen 6'7" x 5'11" (2.01m x 1.81m)

Fitted with a matching range of modern oak effect base units with underlighting, drawers, cornice trims and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, Plumbing for automatic washing machine. uPVC double glazed window to rear, ceramic tiled flooring.

### Boiler/Storage Room

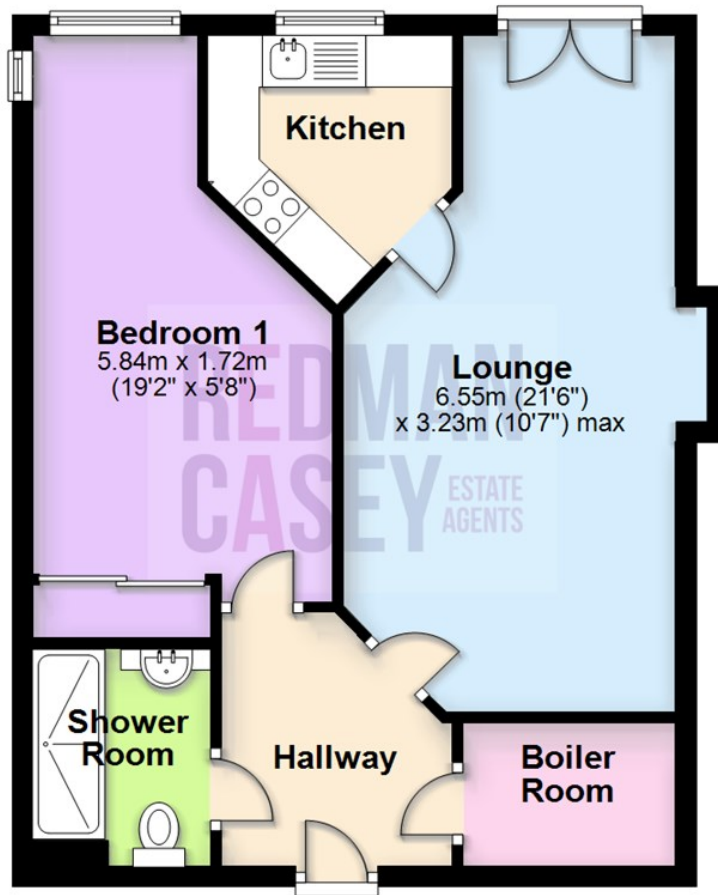
Storage room housing water heater.





## First Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 50.0 sq. metres (538.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>81</b>                                                                                                   | <b>83</b> |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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

