REDMAN CASEY ESTATE AGENTS

## 33 Rockhaven Court Chorley New Road, Horwich, Bolton, BL6 5BF

## Offers In The Region Of £150,000

Second floor one bedroom apartment in a beautiful development purpose development for the over 60s. Located close to the fringe of Horwich town centre and all local amenities. This one bed apartment is spacious and well presented. Benefitting from lift to all floors outdoor space, laundry, and common lounge area. Viewing is highly recommended to appreciate all that is on offer.

- Superbly Presented Second Floor Apartment
- No Chain
- Use Of Garden Seating Area
- Council Tax B
- Fitted Kitchen
- Vacant Possession
- EPC Rating B
- Lift To All Floors.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Superb over 60s second floor one bedroom apartment located in a prestigious development. Well presented apartment with on site management available weekdays and a guest suite available for guest, Benefitting from communal lounge, security entrance door, lift to all floors, and communal gardens with patio seating area. The property comprises, Entrance hall, lounge diner, kitchen, bathroom, bedroom, fully double glazed and central heating. Viewings are highly recommended to appreciate all that is on offer.

**Communal Entrance and Facilities**
Intercom security controlled entrance door giving access to hallway with managers office. Stairs and lift to all floors, communal laundry room, scooter charging room and communal lounge with tea and coffee making facilities.

**Entrance Hall**
Door to:

**Lounge/Diner 21'6" x 6'9" (6.56m x 2.06m)**
UPVC double glazed window to side, fitted electric fire set in wooden mock Victorian style surround, electric radiator, uPVC double glazed entrance double door to rear, door to:

**Kitchen 4'8" x 7'3" (1.42m x 2.21m)**
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, extractor fan, built-in fridge/freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring.

**Bedroom 1 16'1" x 3'4" (4.90m x 1.02m)**
Full height uPVC double glazed window to rear, fitted with a double wardrobe(s) with full-length mirrored sliding door, hanging rail and overhead storage, electric radiator, sliding door.

**Bathroom**
Three piece suite comprising vanity wash hand basin with storage under, ceramic tiling to three walls and mirror and low-level WC, heated towel rail, ceramic tiled flooring.

Storage cupboard.

**Outside**
Communal gardens with mature shrubs and trees, secure patio seating area that is well stocked with plants and shrubs.

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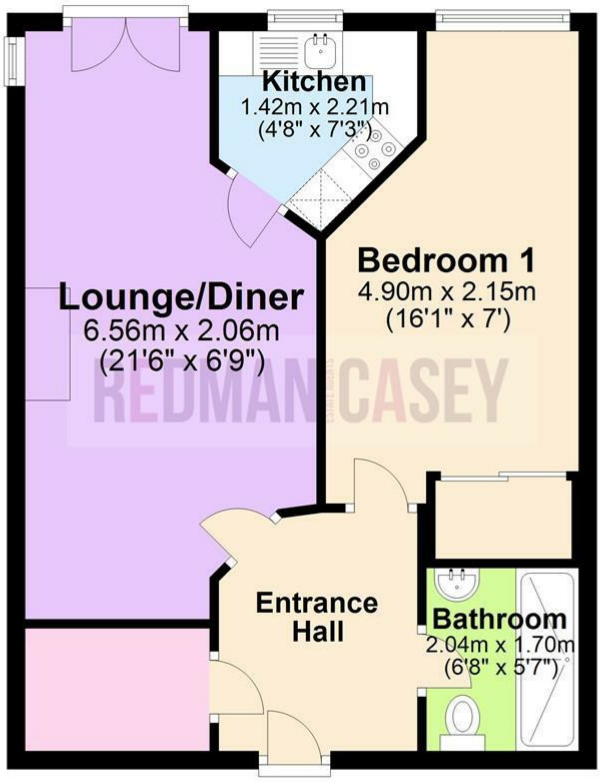
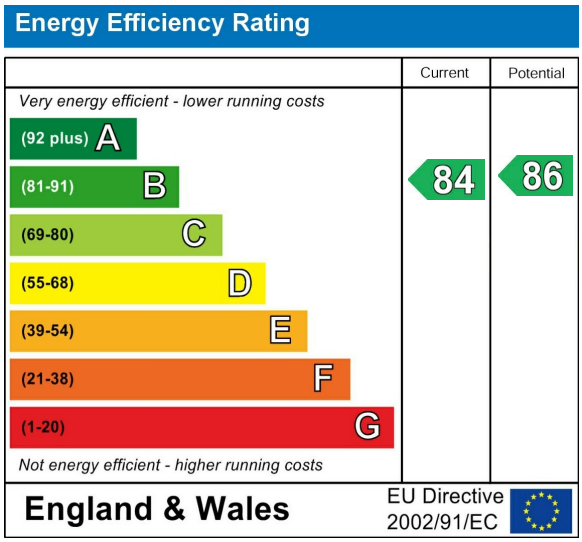
## Ground Floor

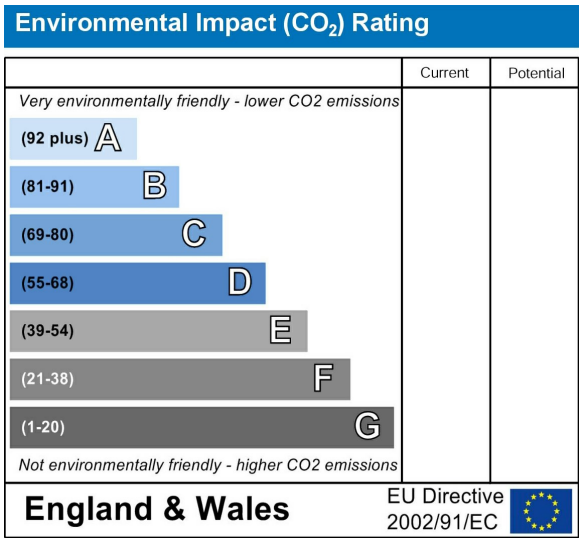
Approx. 49.5 sq. metres (532.9 sq. feet)




Total area: approx. 49.5 sq. metres (532.9 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.

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