REDMAN CASEY ESTATE AGENTS

4 Rockhaven Court Chorley New Road, Horwich, Bolton, BL6 5BF

Offers In The Region Of £140,000

Superb ground floor apartment located in the beautiful development. Situated on the fringe of Horwich town centre offering excellent access to all local amenities. This one bedroom apartment is very well presented and decorated and benefits from on site communal lounge, gardens and laundry.

- Superbly Presented Development
- Spacious Accommodation
- Vacant Possession
- Communal Facilities
- On Site Warden
- No Chain
- 1 Double Bedroom
- EPC Rating B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superb one bedroom ground floor apartment located in this prestigious development. Well presented and maintained with on site manager available weekdays, A guest suite is available for hire at £20 per night, communal laundry and lounge with kitchen facilities off, The property comprises :- Security controlled entrance doors to communal hallway. Entrance hall, lounge, fitted kitchen, shower room with three piece suite and generous bedroom. Outside there are communal gardens . There are service charges and ground rents payable details of which are available via the office. The Manager on site arranges activities on a weekly basis such as quiz nights and games evenings as well as coffee mornings and tea and talk sessions. There is an active social club that arranges trips out and rambling. There is also access to Horwich Bpwling Club (membership required) which is located next door.

Entrance Hall
Entrance door, door to:

Cupboard
Walk-in airing cupboard housing, hot water tank with linen shelving.

Lounge/Diner 21'6" x 10'7" (6.55m x 3.23m)
UPVC double glazed window to side, uPVC double glazed window to front, living flame effect electric fire with feature surround, electric storage heater, uPVC double glazed door to garden, door to:

Kitchen 8'4" x 7'7" (2.53m x 2.30m)
Fitted with a matching range of modern light oak effect base and eye level 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, eye level electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to front, ceramic tiled flooring.

Bedroom 1 15'6" x 9'1" (4.73m x 2.77m)
Full height uPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, sliding door, door to:

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under, swan neck and full height ceramic tiling to all walls, low-level WC and heated towel rail, extractor fan, wall mounted mirror, shaver point and light, ceramic tiled flooring.

Outside
To the front of the building there are communal gardens

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with a variety of plants, shrubs and trees. From the apartment there is an access door to outside where there is a small patio area with lawned area and well stocked bushes and shrubs.

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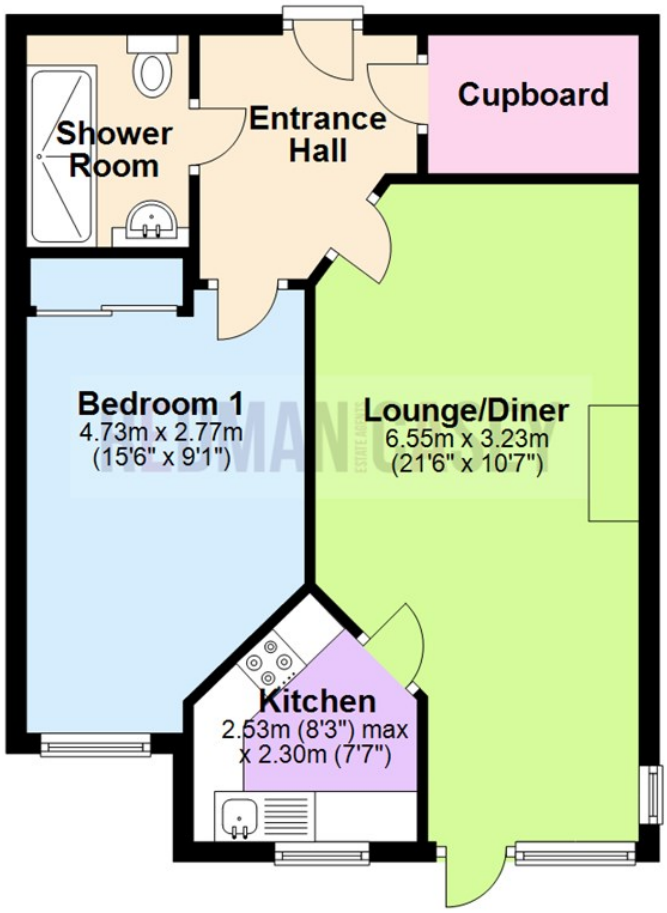
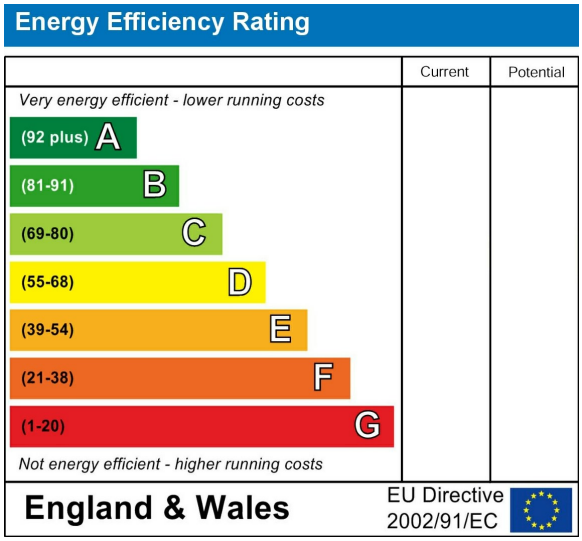
Ground Floor

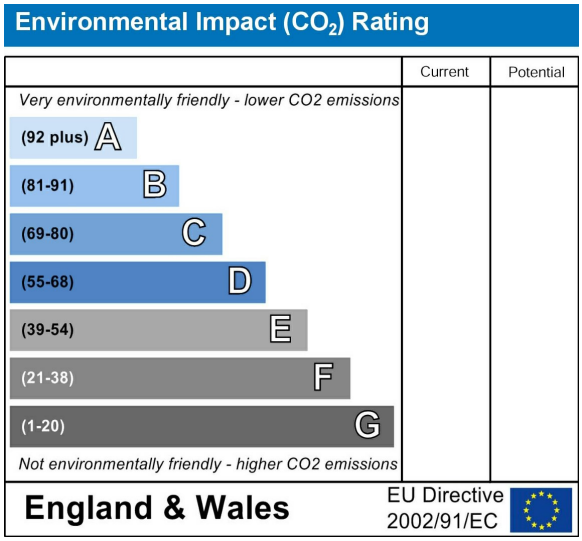
Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 47.2 sq. metres (507.9 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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