REDMAN CASEY ESTATE AGENTS

34 Wallsuches, Horwich, Bolton, BL6 6TT

Offers In The Region Of £245,000

Are you looking for something a bit different? We have a stunning 3 bedroom apartment which is Immaculately presented to a high specification, with two allocated parking spaces, own private entrance, useful utility / cloakroom to ground floor, superb open plan living kitchen diner, ensuite to master bedroom plus family bathroom. Located in this highly desirable location of Arcon Village. Viewing highly recommended.

- Open Plan Contemporary Living
- 3 Bedrooms
- Immaculate Condition Throughout
- EPC Rating C
- Stunning Modern Kitchen
- Ensuite to Master plus Family Bathroom
- Desirable Location
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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This Grade 2 listed, penthouse apartment in the Clockhouse building is immaculate. This unique property has the special feature of being a two-floor apartment with its own individual entrance to Wallsuches, a picturesque bridleway popular with walkers and horse riders. This duplex apartment with an entrance lobby, utility / cloak room and stairs rising to the rooms on the upper level. The landing provides access to three bedrooms the master with en-suite shower room, a three-piece bathroom, and a contemporary , flexible living area with dining and modern fitted kitchen with built in and integrated Neff appliances and Qooker hot tap. The apartment enjoys elevated, uninterrupted views across the development to the countryside beyond via a large double-glazed wooden sash windows, all with deep windowsills. All rooms on the upper level have characterful high ceilings. There are two allocated parking spaces. The apartment is located within easy reach to the village centre of Horwich, which is bustling with amenities, shops, restaurants and cafes. Middlebrook retail park, train station & motorways are easily accessible. This is a desirable home offering a wealth of versatility. It is located on Arcon village, a prestigious development that is highly maintained by its residents, and which has a notable community feel in a peaceful, semi-rural setting. Early viewing is an absolute must to fully appreciate all that is on offer

Entrance Hall
Electric radiator, Amtico flooring, carpeted stairs to first floor landing, entrance door, door to:

WC
Fitted with two piece modern white comprising, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, built-in under-stairs storage cupboard, Amtico flooring, plumbing for washing machine, door.

Landing
Electric radiator, door to:

Lounge 13'5" x 14'11" (4.08m x 4.54m)
Double glazed sash window to rear, two electric radiators, Amtico vinyl flooring, open plan, door to:

Kitchen/Diner 8'4" x 14'5" (2.55m x 4.40m)
Fitted with a matching range of contrasting base and eye level units with underlighting, drawers. Feature white quartz worktops with matching wall panels, under counter 1+1/2 bowl stainless steel sink unit with stainless steel Qooker mixer tap with instant boiling water feature. integrated AEG fridge/freezer and Siemens dishwasher, Neff eye level electric fan assisted oven, four ring induction hob with pull out extractor hood over and built in microwave, double glazed sash window to rear, Amtico flooring.

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Bedroom 1 11'1" x 10'8" (3.37m x 3.26m)
Double glazed sash window to front, electric radiator, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, extractor fan, shaver point, ceramic tiled flooring.

Bedroom 2 9'1" x 11'4" (2.77m x 3.45m)
Double glazed sash window to front, electric radiator.

Bedroom 3 7'8" x 7'0" (2.34m x 2.13m)
Double glazed sash window to front, electric radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, heated towel rail, extractor fan, wall mounted, mirrored cabinet, shaver point, heated towel rail, ceramic tiled flooring.

Outside
To the rear there are two car parking spaces and communal landscaped areas around the Clockhouse building and throughout the Arcon village estate are maintained by the property management company.

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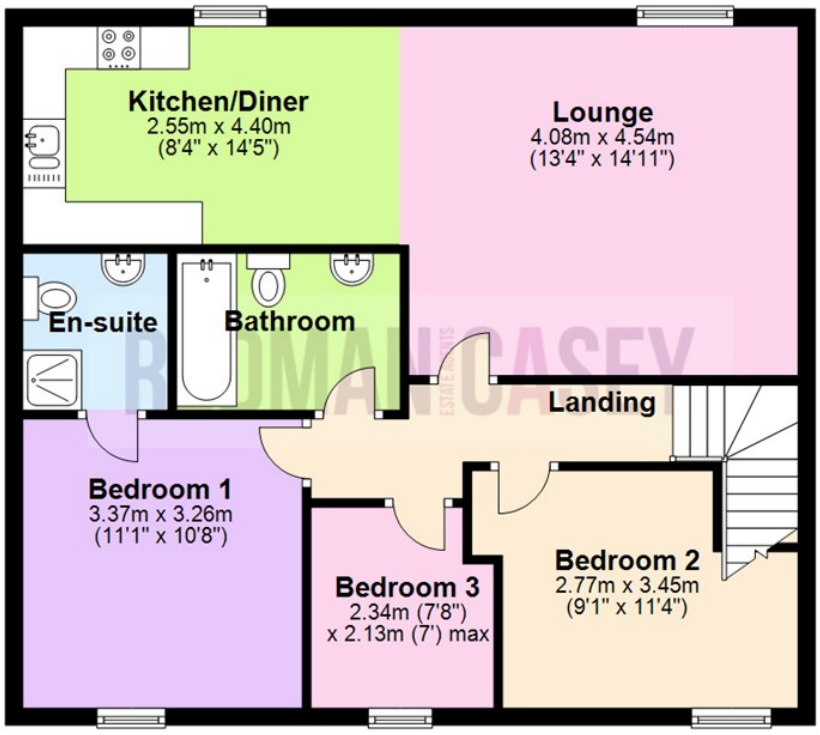
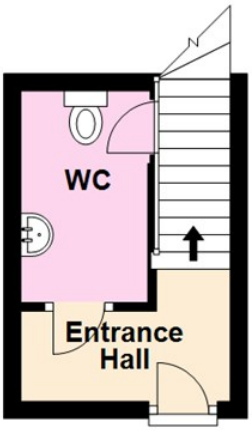
First Floor

Approx. 71.8 sq. metres (773.2 sq. feet)



Ground Floor

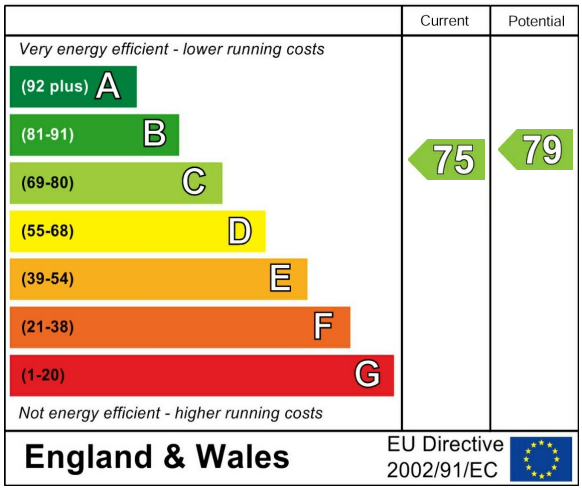
Approx. 8.8 sq. metres (95.2 sq. feet)



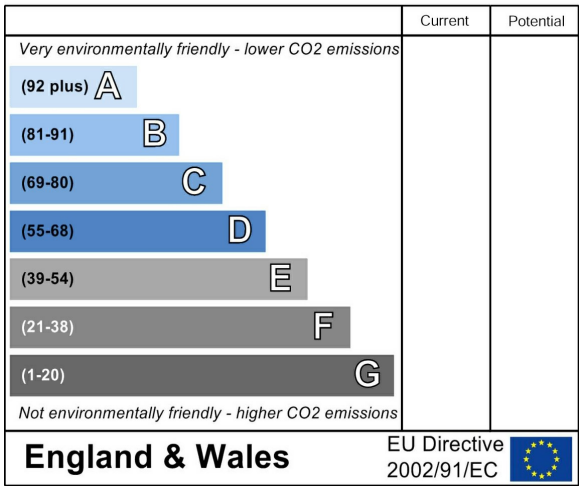
Total area: approx. 80.7 sq. metres (868.4 sq. feet)

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



Environmental Impact (CO_2) Rating



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