

43 Cooper Street, Horwich, Bolton, Lancashire, BL6 7AT



Offers In The Region Of £80,000

Well presented and improved two bedroom first floor apartment, situated within easy access of Horwich town centre and local amenities. The property is available to over 60s and is managed by Anchor Homes. Communal gardens and parking the property benefits from no chain and vacant possession.

- 2 Bedroom Apartment
- Over 60S Only
- Generous Lounge
- Modern Shower Room
- First Floor
- Spacious Bedrooms
- Fitted Kitchen
- EC Rating D



Located just outside the centre of Horwich centre and offering excellent accommodation, this first floor apartment comprises: - Hallway, lounge, newly fitted kitchen with built in and integrated appliances, two double bedrooms one with fitted robes and recently installed shower room. Outside there are communal gardens with lawned area and parking spaces. The property also benefits from an on site warden and emergency response cords. Sold with no chain and vacant possession this is a property not to be missed

Hall

Electric storage heater, communal front and rear gardens with lawned area and shrub borders, pathway leading to front entrance door, car parking area to rear of building, carpeted stairs to first floor landing, double glazed entrance door.

Landing

Door to Storage cupboard, housing, factory lagged hot water cylinder with slatted shelving, door to:

Airing Cupboard

Storage cupboard, housing, factory lagged hot water cylinder with slatted shelving.

Lounge 12'9" x 12'0" (3.88m x 3.66m)

UPVC double glazed box window to front, two electric storage heaters, door to:

Kitchen 10'8" x 5'7" (3.26m x 1.70m)

Fitted with a matching range of base and eye level units with drawers and worktop space over, composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, electric point for cooker, uPVC double glazed window to rear, built-in storage cupboard with shelving, ceramic tiled flooring, door to:

Bedroom 1 10'10" x 10'6" (3.30m x 3.20m)

UPVC double glazed window to rear.

Bedroom 2 9'9" x 10'8" (2.97m x 3.26m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, electric storage heater.

Shower Room

Fitted with two piece suite comprising tiled double shower enclosure, pedestal wash hand basin, low-level WC and full height ceramic tiling to two walls, electric fan heater, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside



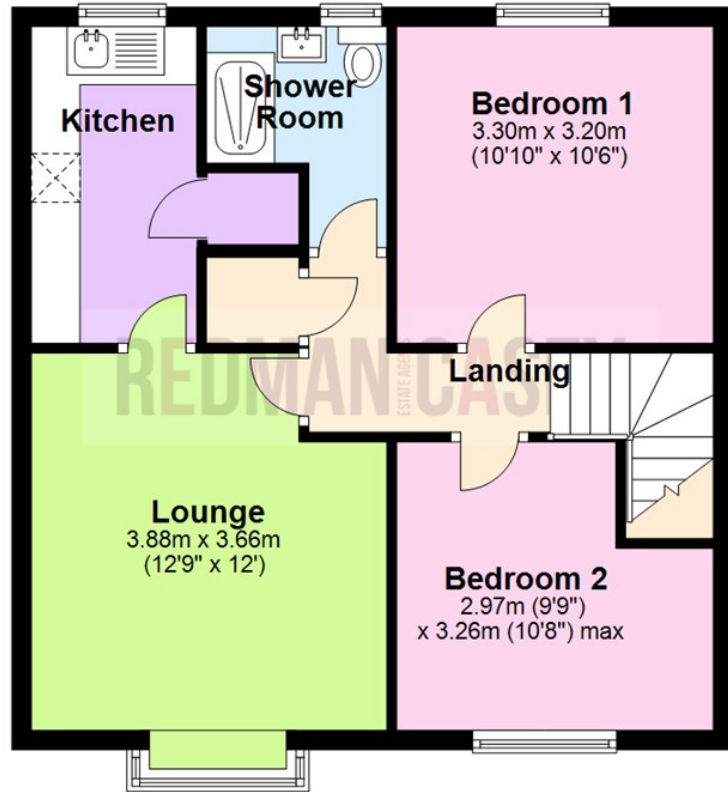
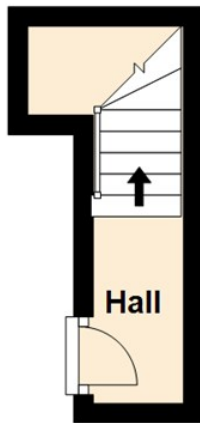


First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)

Ground Floor

Approx. 4.2 sq. metres (45.4 sq. feet)



Total area: approx. 55.2 sq. metres (594.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	51	59
England & Wales	EU Directive 2002/91/EC	

