

16 Kiers Court, Horwich, Bolton, BL6 6TN



Offers In The Region Of £130,000

Two bedroom apartment situated in the very quaint location of Arcon Village. The complex is converted from the original bleach works and still maintain many of the historical industrial features whilst being completely modernised allowing modern day living. Located on the very edge of Rivington Country Park allowing country walks and a quiet lifestyle whilst being close enough to local shops and amenities, giving you the best of both worlds. This well appointed apartment is in the Wallsuches Conservation area and benefits from a dedicated parking space. Sold with vacant possession and no onward chain viewing is essential to appreciate all that is on offer.

- First Floor Apartment
- NO CHAIN
- Excellent Condition
- Conservation Area
- EPC Rating C
- Two Bedroom
- Dedicated Parking Space
- Vacant Possession
- Council Tax Band C



Two bedroom first floor apartment located in the conservation of Wallsuches on the very popular Arcon Village. The complex is converted from the original bleach works and still maintain many of the historical industrial features whilst being completely modernised allowing modern day living. Situated on the very edge of Rivington Country Park allowing for a relaxed lifestyle and benefiting from close proximity to local shops and transport links. This well appointed apartment comprises;- Entrance hall, lounge and dining kitchen, two double bedroom and a bathroom. Dedicated parking space fully double glazed with electric heating. This superbly presented apartment must be viewed to appreciate the location and all it has to offer.

Entrance Hall

Door to:

Hallway

Door to Storage cupboard.

Storage Cupboard

Kitchen/Lounge/Diner 21'7" x 12'10" (6.58m x 3.91m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and ceramic tiled, stainless steel sink unit, built-in fridge, freezer, automatic washing machine and tumble dryer, electric fan assisted oven, built-in four ring electric hob with extractor hood over, two hardwood double glazed windows to rear, electric storage heater:

Bedroom 1 8'7" x 15'1" (2.62m x 4.60m)

UPVC frosted double glazed window to side, fitted with a range of wardrobes built-in wardrobe(s) with sliding door, hanging rail and overhead storage, Storage cupboard, electric radiator, two sliding doors, door to:

Bedroom 2 11'11" x 7'5" (3.63m x 2.26m)

Hardwood double glazed window to rear, Storage cupboard, fitted wardrobe(s) with sliding door, hanging rail and overhead storage, electric storage heater, two sliding doors.

Bathroom

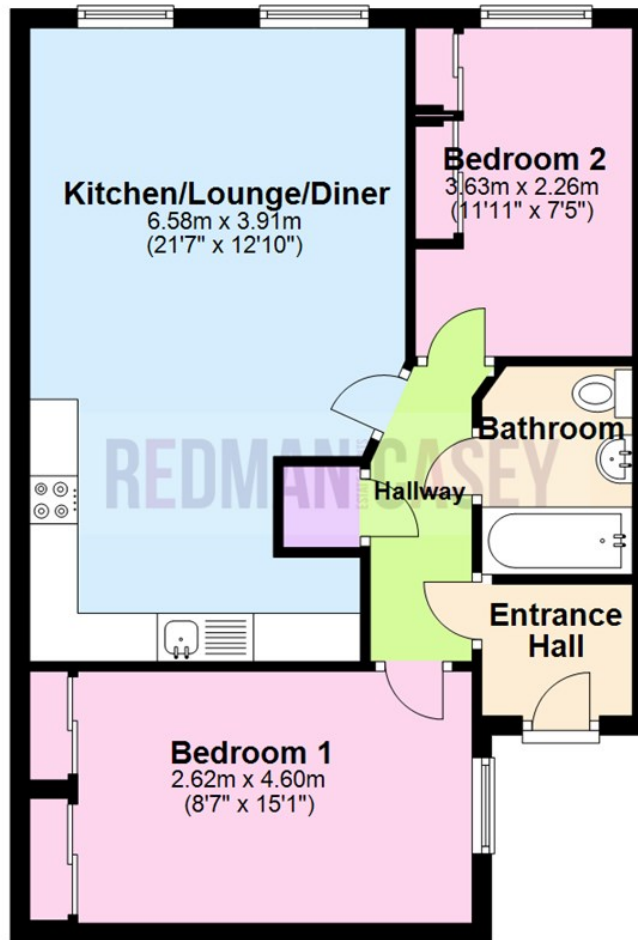
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with electric shower over and folding glass screen and low-level WC, extensive and ceramic tiling, heated towel rail, extractor fan, mirrored cabinets, shaver point, heated towel rail:





Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 55.1 sq. metres (593.3 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		
	79	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

