

30 St Catherines Court Richmond Street, Horwich, Bolton, Lancashire, BL6 5QG



## Offers Around £120,000

Spacious two bedroom apartment, situated in the popular residential location. Benefiting from gas central heating and fully double glazing and dedicated parking space this property is close to local shops, schools and all transport links. This stylish apartment is sold with no onward chain and vacant possession, Viewing is advised.

- Two Bedroom
- Gas Central Heating
- Gated Complex
- No Chain
- Dedicated Parking
- Fully Double Glazed
- Vacant Possession



Stylish two bedroom duplex apartment, situated close to local shops, schools, and all transport links. This property comprises :- Entrance hall, bedroom with En-suite, second bedroom and family bathroom office space, to the next floor there is a dining kitchen lounge area. The property also benefits from double glazing, gas central heating and a dedicated parking space, Superb spacious and light apartment with no onward chain and vacant possession viewing advised.

### Hall

Radiator, door to:

### Kitchen lounge 26'0" x 6'3" (7.93m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, built-in electric hob with extractor hood, double glazed velux skylight, three double glazed velux windows skylight, four skylights, radiator.

### Bedroom 1 15'2" x 10'7" (4.63m x 3.22m)

Full height uPVC double glazed window, full height uPVC double glazed window to side, double radiator, double door to Storage cupboard, door to:

### Bedroom 2 11'5" x 10'5" (3.48m x 3.17m)

UPVC double glazed window.

### En-suite

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with above and low-level WC, tiled surround, uPVC frosted double glazed window, radiator.

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower above and shower curtain and low-level WC, tiled splashbacks, uPVC frosted double glazed window, radiator.

### Office Area 7'8" x 10'5" (2.33m x 3.17m)

UPVC double glazed window to side, stairs.

Storage cupboard.

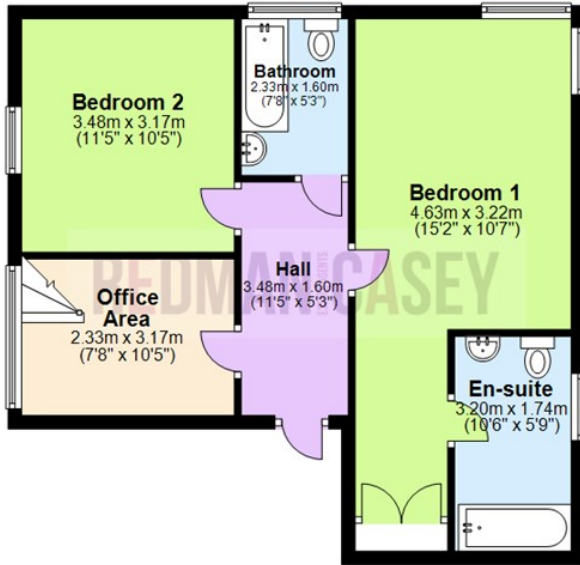




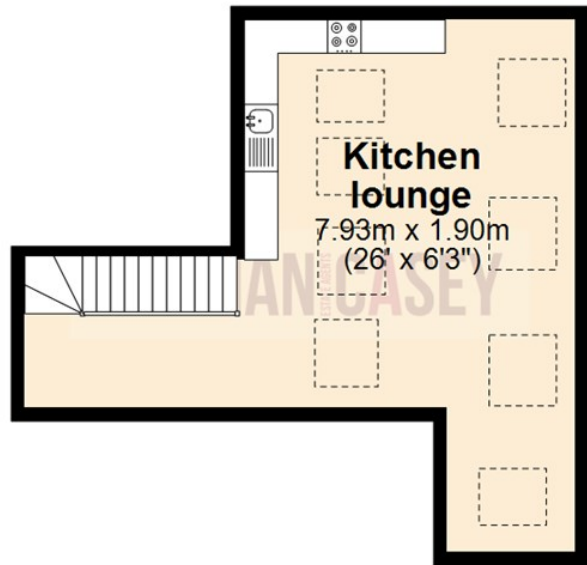
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**Ground Floor**  
Approx. 54.9 sq. metres (591.0 sq. feet)



**First Floor**  
Approx. 38.8 sq. metres (417.1 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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