

**15 Rockhaven Court Chorley New Road, Horwich, Bolton, BL6 5BF**



## **Offers In The Region Of £175,000**

First floor one bedroom apartment in a beautiful purpose built development for the over 60s. Located close to the fringe of Horwich town centre and all local amenities. This one bed apartment is spacious and well presented. Benefitting from lift to all floors outdoor space views, laundry, and common lounge area. Viewing is highly recommended to appreciate all that is on offer.

- One Bedroom Apartment
- On Site Facilities
- Vacant Possession
- Juliet Balcony
- Awaiting EPC
- Over 60s
- Spacious Lounge Diner
- Double Glazing
- Council Tax Band B





Superb over 60s first floor one bedroom apartment located in a prestigious development. Well presented apartment with on site management available weekdays and a guest suite available for guest, Benefitting from communal lounge, security entrance door, lift to all floors, overlooking cricket ground and communal gardens with seating area. Located close to local shops and transport links. The property comprises, Entrance hall, lounge diner, kitchen, bathroom, bedroom and storage. fully double glazed and central heating. Viewings are highly recommended to appreciate all that is on offer.

### Entrance Hall

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### Storage

### Lounge/Diner 19'2" x 10'1" (5.85m x 3.07m)

UPVC double glazed window to rear, uPVC double glazed window to side, coal effect electric fire set in feature surround, electric storage heater, uPVC double glazed double doors opening onto Juliet Balcony:

### Bedroom 1 13'7" x 8'11" (4.13m x 2.72m)

uPVC double glazed window to rear, electric storage heater, mirrored sliding door to wardrobe with hanging space and overhead storage.

### Bathroom

Fitted with three piece suite comprising vanity wash hand basin in vanity unit with cupboard under and ceramic and tiling to all walls and low-level WC, electric radiator, ceramic tiled flooring, large shower cubicle with glass screen.

### Kitchen 7'6" x 6'10" (2.28m x 2.08m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring.

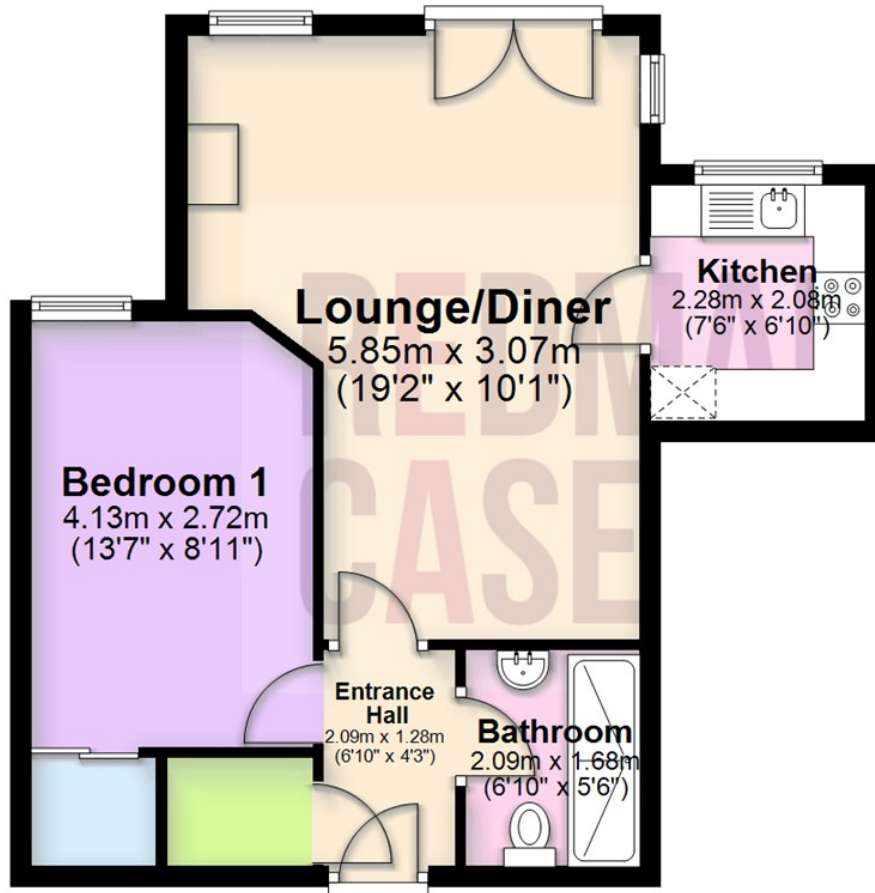






## Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 48.2 sq. metres (519.0 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>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

