REDMAN CASEY ESTATE AGENTS

39 Rockhaven Court Chorley New Road, Horwich, Bolton, BL6 5BF

Offers In The Region Of £210,000

Stunning two bedroom penthouse apartment offering superb views over Rivington and the Bowling green. The property is in excellent condition throughout and offers spacious accommodation with two double bedrooms the master with walk in wardrobe, lounge / diner and fitted kitchen plus bathroom with 4 piece modern white suite and large store room. Communal facilities include on site warden during daytime communal lounge with kitchen, scooter charging and laundry room. Viewing is essential to appreciate all that is on offer .

- 2 Double Bedroom Penthouse
- Walk in Wardrobe
- No Chain
- Viewing Essential
- Council Tax Band C
- Spacious Lounge Diner
- Four Piece Bathroom
- Vacant Possession
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally located for access to local amenities, shops and transport networks, this two double bedroom penthouse apartment offers superb accommodation which comprises :- Entrance hall, large store room, spacious lounge / diner with Glass Juliet balcony offering superb views over Rivington including Rivington Pike and the bowling green below, fitted kitchen with built in and integrated appliances, two double bedrooms the master having a walk in wardrobe and family bathroom fitted with a four piece modern white suite. Outside there are communal gardens. The site has a daytime warden, communal lounge with kitchen for tea and coffee, laundry room and scooter charging. A variety of activities are offered for residents to participate in if they wish. The property also benefits from no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Electric storage heater, door to:

Storage
generous storage room

Lounge 21'5" x 10'10" (6.54m x 3.30m)
UPVC double glazed glazed 'French' door with glazed 'Juliet' balcony and window to side with panoramic views over bowling green, open countryside and Rivington Pike, electric storage heater, door to:

Kitchen 8'9" x 7'5" (2.67m x 2.25m)
Fitted with a matching range of oak effect fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, built-in eye level electric fan assisted oven, four ring halogen with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring.

Bedroom 2 / Dining Room 19'2" x 9'10" (5.85m x 3.00m)
UPVC double glazed window to rear with views over bowling green, electric radiator.

Bedroom 1 17'9" x 9'9" (5.41m x 2.96m)
UPVC double glazed window to rear with views over bowling green, electric radiator, door to:

Walk-in Wardrobe
with built in shelving and hanging space

Bathroom
Fitted with four piece white suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, electric fan heater, wall mounted mirror, shaver point and light.

Cupboard
Built-in airing cupboard housing, hot water cylinder with slatted shelving.

Outside
To the front of the building there are communal gardens with a variety of plants, shrubs and trees. seating area. Car parking is potentially available enquiries should be directed to Sharon or Jackie the house managers for details.

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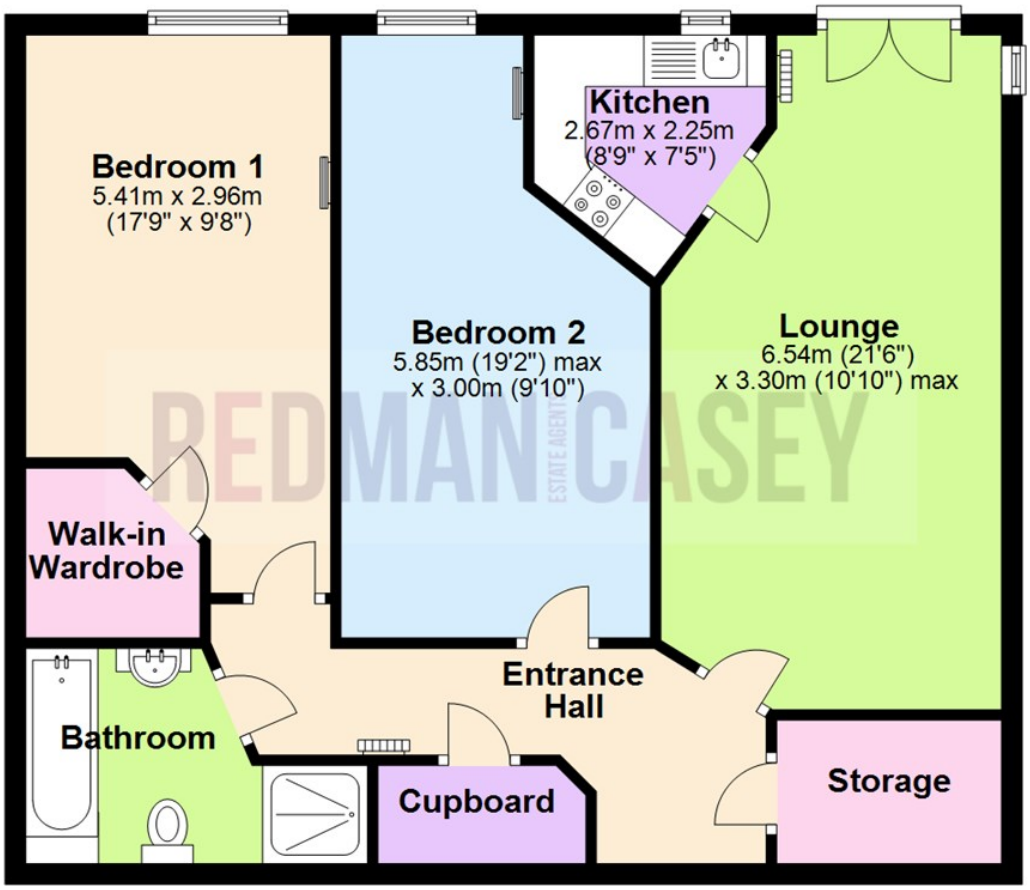
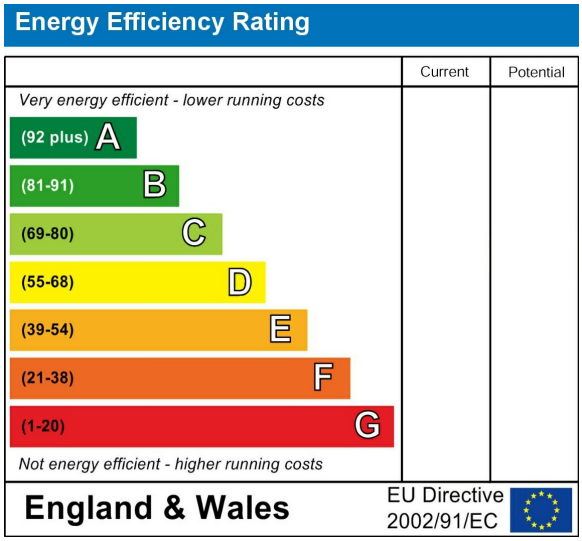
Ground Floor

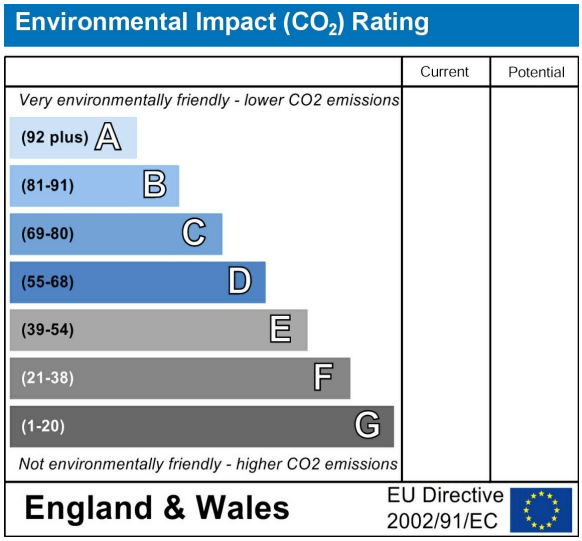
Approx. 76.0 sq. metres (818.2 sq. feet)



Total area: approx. 76.0 sq. metres (818.2 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.





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