REDMAN CASEY ESTATE AGENTS

18 Evergreen Avenue, Horwich, Bolton, BL6 5GQ

Offers Over £110,000

Superbly presented two double bedroom apartment situated on this popular development within close proximity to local amenities, shops and transport networks. Ideal first purchase or buy to let investment spacious open plan lounge diner with kitchen off, two double bedrooms and a recently fitted modern white bathroom suite, situated on the rear of the building away from Chorley New Road the apartment enjoys a southerly aspect overlooking the gardens. Viewing essential

- Open Plan Lounge Diner
- Fitted Kitchen
- Modern Bathroom
- Two Generous Bedrooms
- Ideal Buy to Let, Down Size or First Time Purchase
- Allocated Parking
- EPC Rating B
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Located at the centre of Horwich this popular development offers excellent and spacious accommodation which comprises :- Communal hallway with intercom access, hallway, two double bedrooms bathroom recently fitted with a three piece modern white suite, lounge with 'Juliet' Balcony overlooking the rear gardens and kitchen fitted with a range of modern units with built in and integrated appliances. Situated on the rear of the building away from Chorley New Road the apartment enjoys a southerly aspect overlooking the gardens. Outside there are communal gardens and parking area with allocated spaces. Early viewing is advised.

Hallway
Electric radiator, door to built-in airing cupboard housing, factory lagged hot water cylinder, door to:

Bedroom 1 13'9" x 8'3" (4.18m x 2.51m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobes with hanging rails and shelving.

Bedroom 2 8'4" x 11'8" (2.54m x 3.56m)
UPVC double glazed window to rear.

Bathroom
recently refitted three piece modern white suite comprising deep panelled bath with rainfall style shower over and glass screen, inset wash hand basin in vanity unit with drawers under and WC with hidden cistern, ceramic tiling to two walls, extractor fan, electric radiator, vinyl flooring.

Lounge/Diner 12'2" x 14'4" (3.71m x 4.37m)
Electric radiator, uPVC double glazed 'French' double doors 'Juliet' balcony, open plan to:

Kitchen 5'2" x 12'8" (1.58m x 3.86m)
Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, wine rack, stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to side, tiled flooring.

Outside
Communal gardens with lawned areas and a variety of plants, shrubs and trees, paved pathway leading to front entrance door, allocated numbered parking space for one car.

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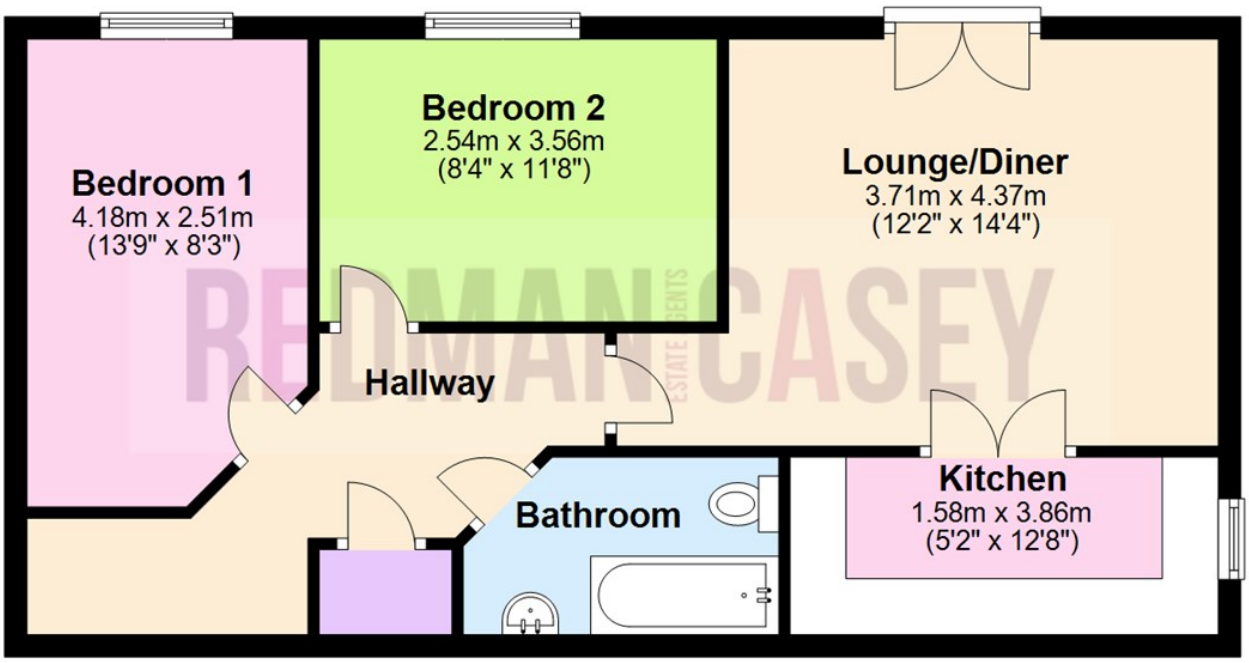
Second Floor

Approx. 57.1 sq. metres (614.5 sq. feet)



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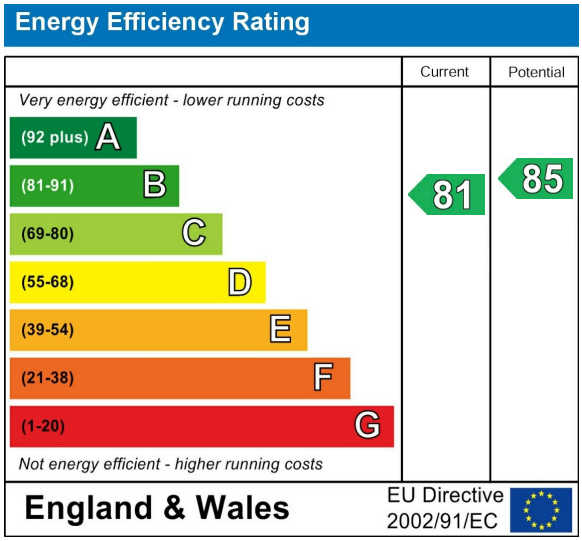
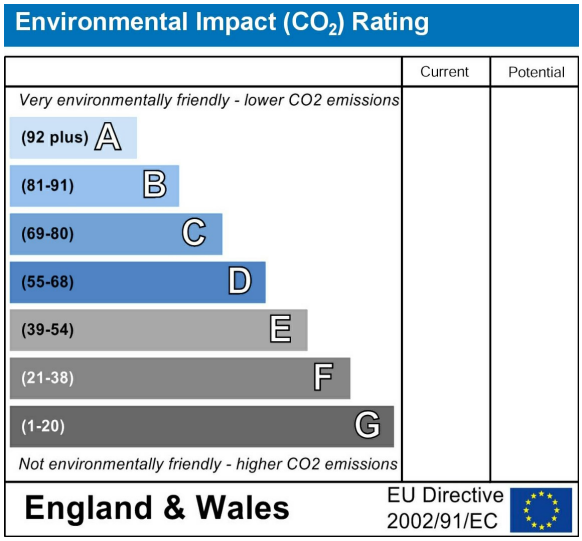
Total area: approx. 57.1 sq. metres (614.5 sq. feet)

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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