

9 Victoria Court, Horwich, Bolton, Greater Manchester, BL6 6DF



£75,000

A first floor apartment offered with no onward chain with views towards Rivington Pike, offered needing internal decoration and updating, comprising; hall, lounge, dining area, kitchen, bedroom and bathroom.

The property has communal grounds and a car park and set close to amenities. viewing is highly recommended.

- First Floor Apartment
- Internal Update Required
- Parking Area
- EPC Rating TBC
- No Chain
- Superb Views Communal Gardens
- Viewing Highly Recommended



Positioned on the popular Victoria Court, Horwich this first floor apartment offered with no onward chain needing decoration and updating throughout. The property is located within easy reach to local amenities such as the village centre of Horwich, Middlebrook retail park and local country walks such as Rivington Pike and Winter Hill. There are also transport and commuting links to hand with bus routes, train station and motorway access. The accommodation comprises; hall, lounge, dining area, double bedroom, kitchen and bathroom fitted with a three piece suite. Externally communal grounds and a car park. The elevated position provides views towards Rivington Pike and internal viewing is highly recommended.



Entrance Hall

Entrance door, door to built-in storage cupboard, door to:

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, extractor fan, door to built-in airing cupboard housing, lagged hot water cylinder with linen shelving.

Bedroom 13'2" x 8'2" (4.01m x 2.48m)

UPVC double glazed window to front with views of open countryside and Rivington Pike, built-in wardrobe(s), under floor heating, door to:



Lounge/Diner 24'6" x 10'7" (7.46m x 3.23m)

UPVC double glazed window to front with views of open countryside and Rivington Pike, uPVC double glazed window to rear, under floor heating, folding door to:



Kitchen 7'7" x 5'10" (2.31m x 1.78m)

Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, under floor heating.

Outside

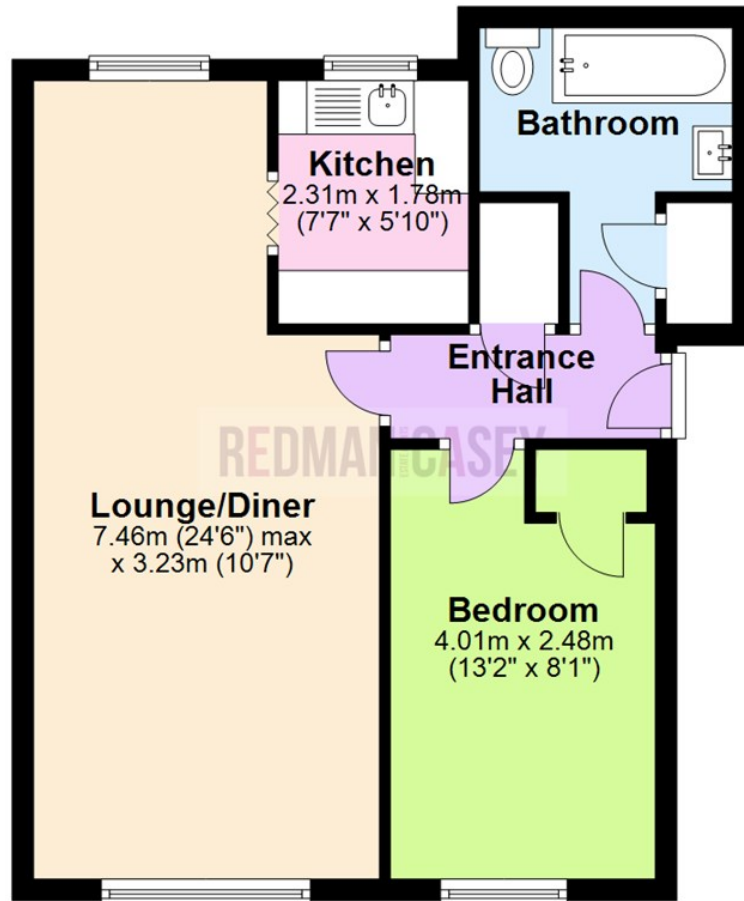
Communal gardens with a variety of plants, shrubs and trees with lawned area and tarmac pathway. parking area for residents





First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)




Total area: approx. 46.2 sq. metres (496.9 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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 