REDMAN CASEY ESTATE AGENTS

Flat 10 Mortimer House, Chorley New Road, Horwich, Bolton, Lancashire, BL6 5QE

Offers In The Region Of £54,950

First floor apartment in the heart of Horwich offered with no onward chain, open plan kitchen, living diner, double bedroom, three piece bathroom, secure communal parking, close to amenities, transport links, Middlebrook retail par, restaurants & cafes.

- Walking Distance To Shops
- No chain
- Secure Parking
- Set Close To Transport Links
- Viewing Essential
- Open Plan Living

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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A first floor apartment situated in Mortimer House, Horwich offered with no onward chain situated within a short walk of an eclectic assortment of shops, supermarkets, restaurants, cafes, pubs, cocktail and wine bars briefly comprising lobby, open plan kitchen/living diner, three piece bathroom, double bedroom. Externally secure communal parking. The property is also handy for motorway access, train stations, bus routes and for the shoppers Middlebrook retail park. Early viewing a must to appreciate.

Communal Entrance Hall
Access to building via a intercom system, Stairs to first floor corridor, door to apartment.

Lobby
Entrance lobby with doors leading to further accommodation, door to cupboard housing hot water tank.

Lounge / Kitchen 22'11" x 11'10" (6.98m x 3.61m)
Access from lobby to kitchen, living diner with kitchen area offering a range of wall and base units with contrasting work surfaces, inset sink with mixer tap, plumbed for washing facilities, space for under cabinet fridge, power points, integrated oven with hob over, open plan to lounge/diner with double glazed window to front elevation, wall mounted electric heater.

Bedroom 12'2"x 12'0" (3.71mx 3.66m)
Double room with power points, wall mounted electric heater, space for free standing or built in wardrobes, double glazed window to front elevation.

Bathroom
Three piece with low level W.C., panelled bath with shower over, pedestal mounted vanity wash basin, tiled floor, tiled elevations, extractor.

Outside
Communal parking area for cars, enclosed by brick wall to front, rear and sides, electrically operated gated access, secure pedestrian gate.

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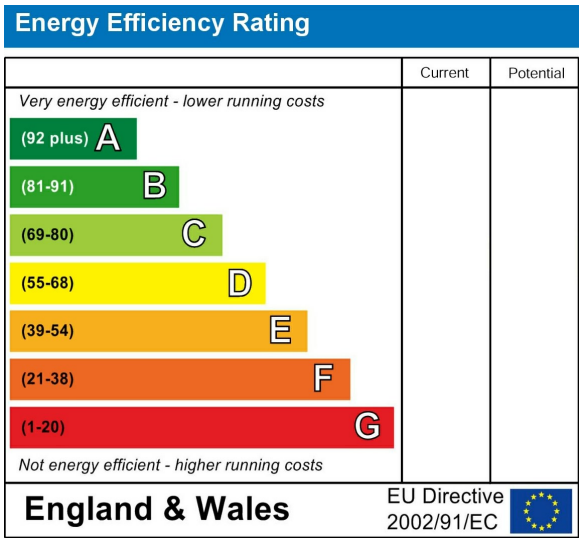
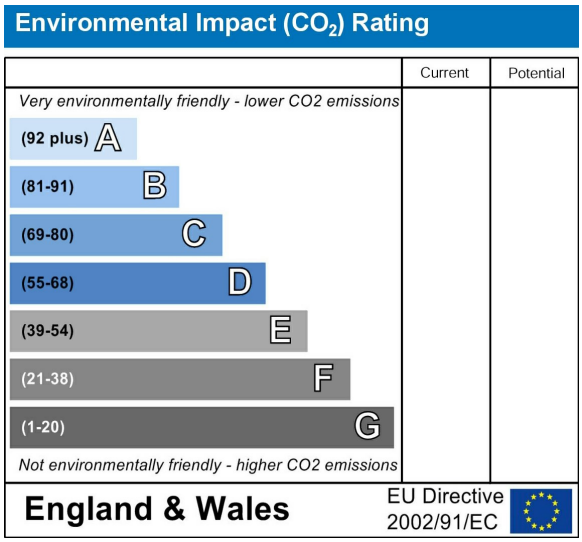
Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)

Total area: approx. 47.5 sq. metres (511.3 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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