REDMAN CASEY ESTATE AGENTS

4 Heaton Court Gardens Chorley New Road, Bolton, Lancashire, BL1 5DG

Offers In The Region Of £140,000

Superbly presented and improved two bedroom ground floor apartment situated in this delightful setting just off Chorley New Road offering excellent accommodation with spacious accommodation and tranquil setting. Offered for sale with no chain and vacant possession this beautifully finished apartment has undergone extensive updating with new kitchen, wet room, decor and floor coverings all within the last three years, Viewing is essential to appreciate why this apartment is a cut above the average. Over 55s Only

- Two Bed Ground Floor Apartment
- Well Decorated
- Over 55's Only
- Extensive Upgrading
- No Chain
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Ideally located within this tranquil setting Heaton Court Gardens offers well maintained and peaceful surroundings but within easy access of local amenities transport networks and shops. The property has undergone a complete renovation over the last three years to provide fantastic accommodation which is inmove into condition. The property comprises :0 Porchway, lounge, kitchen fitted with a range of modern white units with built in and integrated appliances. Wet room with easy access shower and high wc, two bedrooms the master having built in mirrored wardrobes. Outside the well maintained communal gardens offer seating and walking areas within lawned gardens with well stocked mature flower and shrub beds.. The apartment also benefits from gas central heating double glazing and has an allocated parking space along with visitor parking to the front of the development. Viewing is essential to appreciate all on offer, sold with no chain and vacant possession. Over 55s only

Porch
Entrance door, open plan to:

Lounge 21'2" x 11'5" (6.44m x 3.49m)
Upvc double glazed window to front, coal effect gas fire with timber surround, radiator, double radiator, two wall lights, coving to ceiling, door to:

Kitchen 9'8" x 6'5" (2.95m x 1.95m)
Fitted with a matching range of modern white base and eye level units with drawers and cornice trims, wine rack, glazed display unit, integrated fridge, freezer and washing machine, built-in electric double oven, four ring gas hob with extractor hood over, window to front, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Hall
Door to:

Wet Room
Refitted with modern white suite comprising tiled shower area with glass screen, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, heated towel rail, vinyl flooring.

Bedroom 1 11'5" x 11'9" (3.47m x 3.59m)
Double glazed window to rear, radiator, coving to ceiling, door to built in understairs storage cupboard. Built in mirror fronted wardrobes.

Bedroom 2 7'8" x 9'10" (2.34m x 3.00m)
Two double glazed windows to rear, radiator, coving to ceiling.

Outside

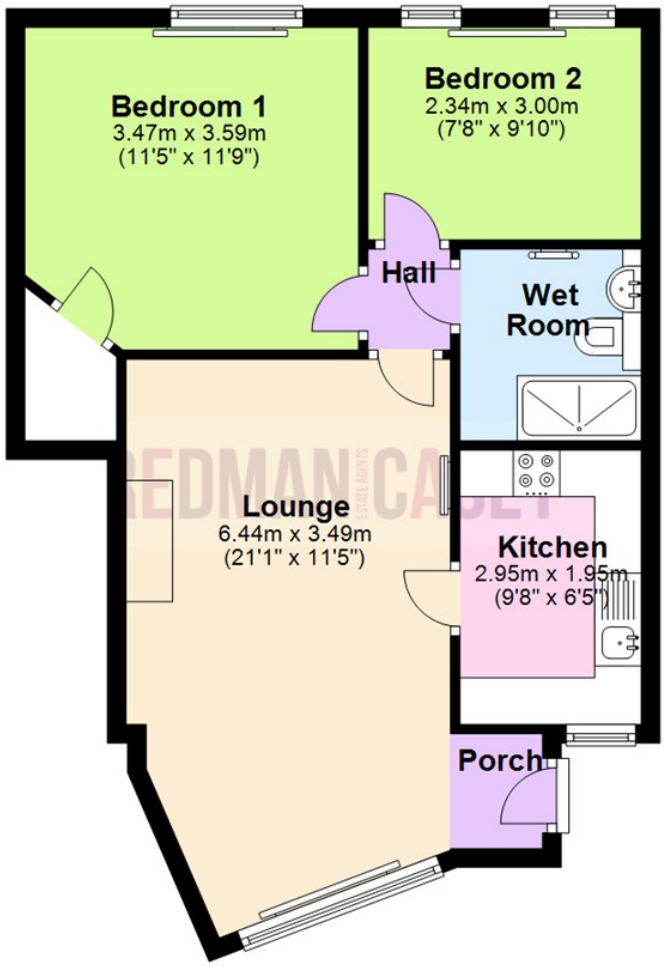
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Well maintained communal gardens with lawned areas, paved walkways, well stocked mature flower and shrub borders and large paved communal sun patio. Allocated parking for one car plus visitor parking.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

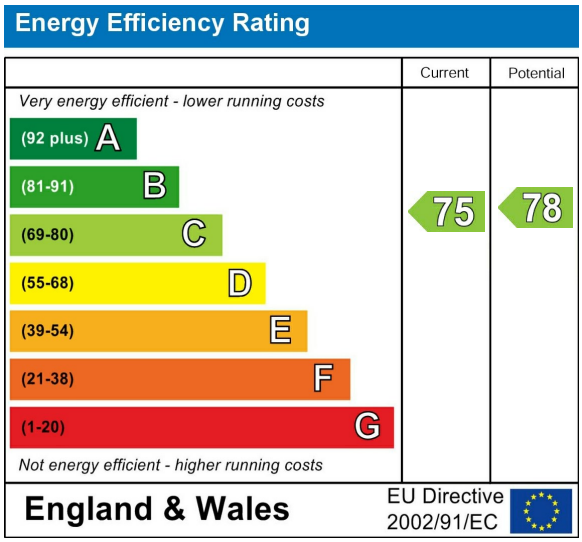
Ground Floor

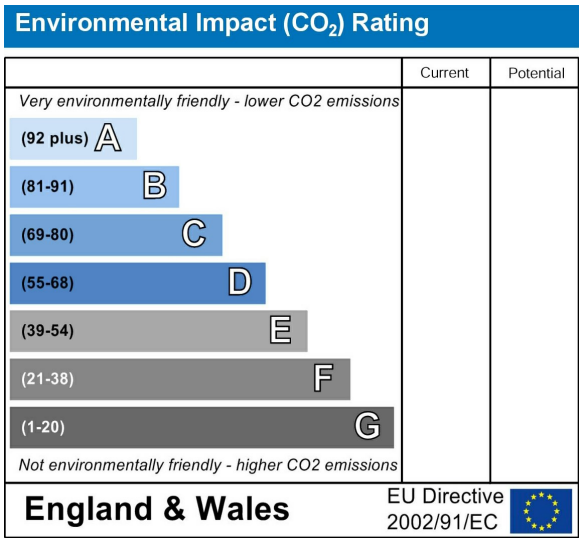
Approx. 53.6 sq. metres (576.8 sq. feet)



Total area: approx. 53.6 sq. metres (576.8 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk