

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



Offers In The Region Of £170,000

One bedroom second floor apartment in purpose built retirement block. Located close to local shops and transport links. The apartment benefits from double glazing, heating, on site facilities include laundry room, mobility scooter charging room garden and house manager, large common area for socialising, outside patio area, and overlooks bowling green and Rivington Pike, lift to all floors. Viewing is highly recommended to appreciate the condition and all this apartment has to offer.

- 1 Bedroom Second Floor Apartment
- Spacious Lounge
- Bedroom with Built in Robes
- EPC Rating TBC
- Lift To All Floors
- Fitted Kitchen
- No Chain and Vacant Possession
- Council Tax Band B



One bedroom second floor apartment in a purpose built retirement block, located close to local shops, transport links and easy access to cricket ground and bowling club. The apartment comprises:- hallway, storage , bathroom, lounge diner, kitchen and double bedroom. This spacious apartment overlooks a bowling green and Rivington Pike. This well presented apartment benefits from fitted wardrobes, double glazing, Juliet Balcony, electric storage heating, a lift to all floors and is sold with vacant possession and no onward chain. On site facilities include large residents lounge, laundry room, mobility scooter charging room garden area and on site manager.

Viewing is highly recommended to appreciate the condition, location and all that this apartment has to offer.

Hallway 6'7" x 7'3" (2.00m x 2.21m)

Entrance door, door to:

Lounge/Diner 21'7" x 10'10" (6.58m x 3.30m)

Coal effect electric fire with set in and feature surround, wall mounted electric panel heater, uPVC double glazed french doors with a glazed juliet balcony overlooking the bowling green, door to:

Kitchen 9'5" x 7'3" (2.86m x 2.21m)

Fitted with a matching range of beech effect 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 ceramic hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring.

Bedroom 19'3" x 5'7" (5.87m x 1.70m)

UPVC double glazed window to rear with view of the bowling green, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, wall mounted electric convection heater, sliding door, door to:

Shower Room

Fitted with three piece modern white suite with comprising, tiled double shower with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under, low-level WC and full height ceramic tiling to all walls, heated towel rail, electric fan heater, extractor fan, ceramic tiled flooring.

Cupboard 4'6" x 6'10" (1.38m x 2.08m)

Walk in storage cupboard with fuse box and housing factory lagged hot water cylinder.

Outside

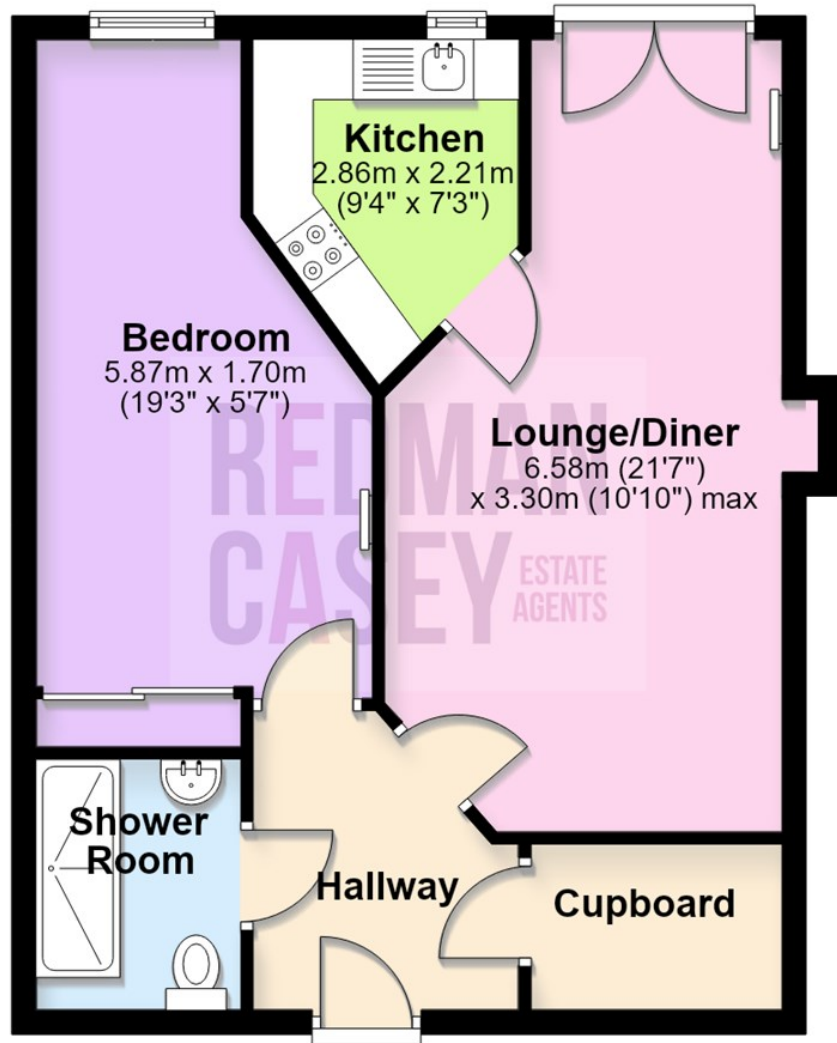
Communal gardens with patio seating and allocated parking which can be leased (subject to availability)





Second Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



Total area: approx. 49.9 sq. metres (536.9 sq. feet)

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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

