REDMAN CASEY ESTATE AGENTS

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

Offers In The Region Of £150,000

Superb over 60s apartment located in the beautiful development. Situated on the fringe of Horwich town center offering excellent access to all local amenities. This one bedroom apartment is very well presented and decorated to a high standard and offers excellent living accommodation with fitted kitchen with built in and integrated appliances, shower room with double shower, spacious lounge diner with Juilet balcony, large double bedroom with built in wardrobes. The property also benefits from on site communal lounge, gardens and laundry.

- No Chain
- On Site Warden
- Superbly Presented Property
- Communal Facilities
- Vacant Possession
- Lift To All Floors
- 1 Double Bedroom
- EPC Rating B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superb over 60s one bedroom apartment located in this prestigious development. Well presented and maintained with on site manager available weekdays, A guest suite is available for hire at £25 per night, communal laundry and lounge with kitchen facilities off, Security controlled entrance doors to communal hallway. Lift to all floors, Entrance hall, lounge, fitted kitchen, shower room with three piece suite and generous bedroom with built in wardrobe. Outside there are communal gardens and parking space which is available via a waiting list. There are service charges and ground rents payable details of which are available via the office. The Manager on site arranges activities on a weekly basis such as quiz nights and games evenings as well as coffee mornings and tea and talk sessions. There is an active social club that arranges trips out and rambling. There is also access to Horwich Bowling Club (membership required) which is located next door.

Entrance Hall
Door to:

Lounge/Diner 17'6" x 10'1" (5.33m x 3.08m)
Fitted coal effect electric fireplace set in ornate mock Victorian style surround, wall mounted electric panel heater, uPVC double glazed patio double door to rear, door to:

Kitchen 7'0" x 7'4" (2.13m x 2.23m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer, space for fridge/freezer, fitted eye level electric oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear.

Bedroom 1 13'0" x 12'0" (3.96m x 3.66m)
Full height uPVC double glazed window to rear, Storage cupboard, two built-in double wardrobes with full-length mirrored sliding door, hanging rail, shelving, overhead storage, cupboard and drawers, electric radiator, two sliding doors, door to:

Bathroom
Three piece suite comprising wash hand basin in vanity unit with base cupboard, tiled shower cubicle enclosure with glass screen and low-level WC, heated towel rail, electric radiator.

Storage and Plant Room

Outside Area
To the front of the building there are communal gardens with a variety of plants, shrubs and trees. From the apartment there is an access door to outside where there is a small patio area with lawned area and well stocked bushes and shrubs.

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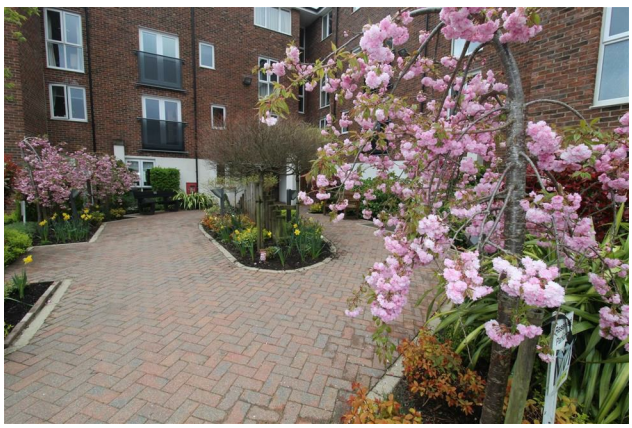

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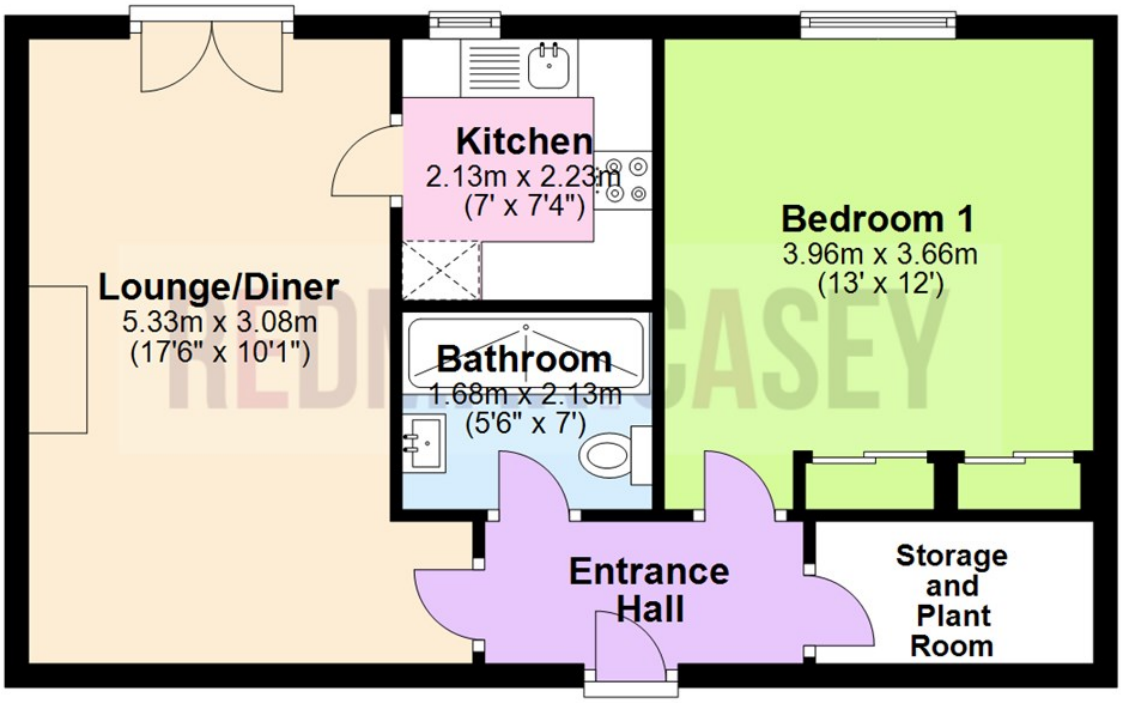
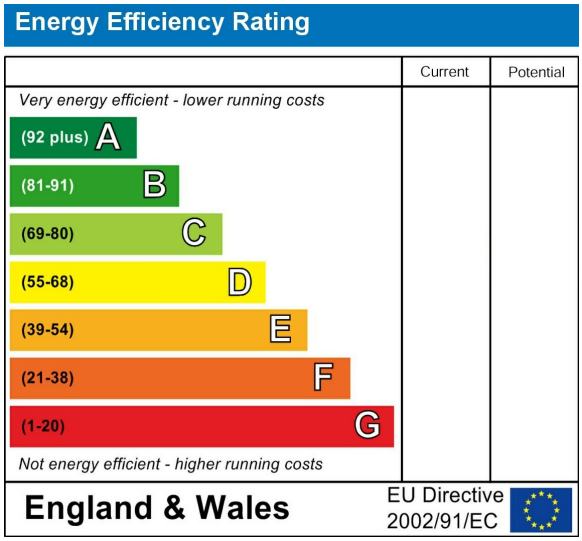
Ground Floor

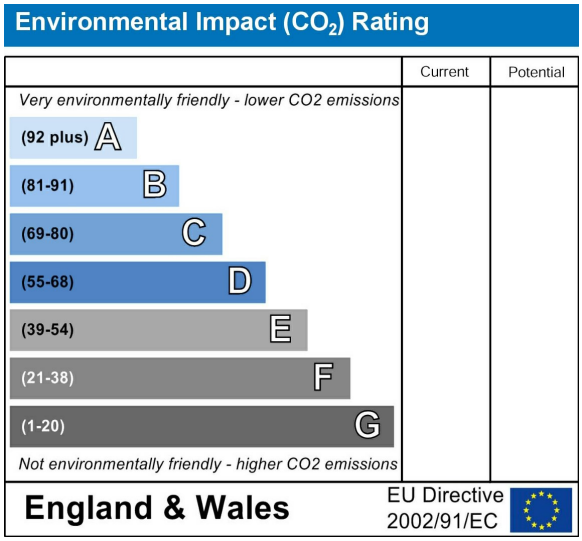
Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 48.2 sq. metres (518.5 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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