REDMAN CASEY ESTATE AGENTS

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

£150,000

Superb over 60s first floor 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.

- Large Double Bedroom
- No Chain
- First Floor
- Viewing Highly Recommended
- Superb Condition
- Vacant Possession
- Lift To All Floors

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Superb over 60s one bedroom first floor 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 the first floor, 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 Storage cupboard.

Lounge/Diner 20'3" x 6'11" (6.16m x 2.10m)
Coal effect electric fire set in feature surround, electric radiator, secure uPVC double glazed double door to front, door to:

Kitchen Area 7'7" x 7'5" (2.32m x 2.26m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink with single drainer, built-in fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring electric with extractor hood over, uPVC double glazed window.

Bedroom 1 19'1" x 5'8" (5.82m x 1.73m)
UPVC double glazed window to front, uPVC double glazed window, fitted with a built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails, shelving and overhead storage, double door, door to:

Bathroom
Fitted with three piece suite comprising vanity wash hand basin with base cupboard, storage under, ceramic tiling to all walls and mirror and shower cubicle with glass screen, electric radiator, heated towel rail.

Storage cupboard.

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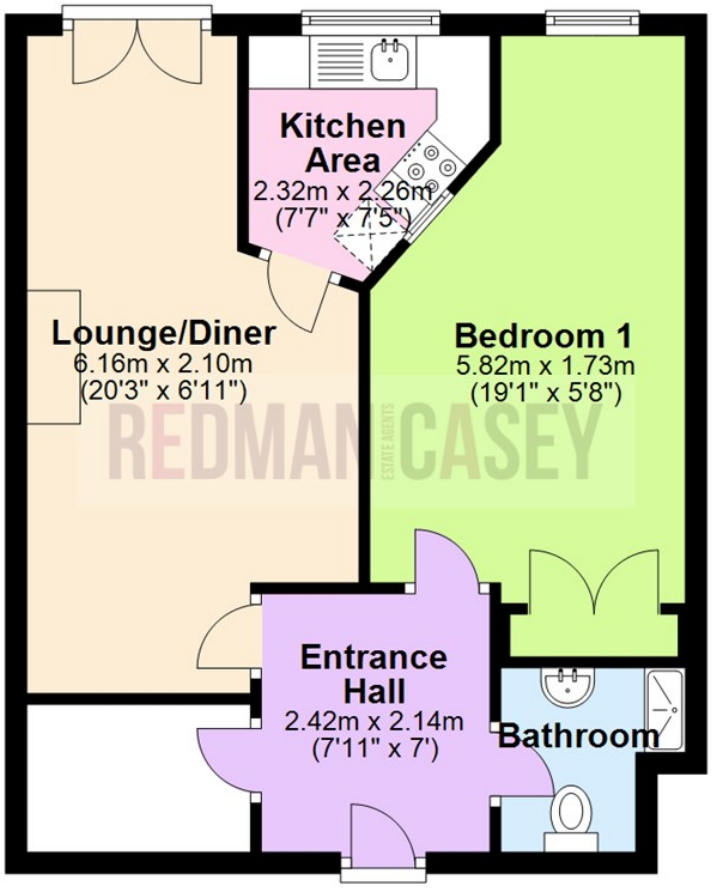
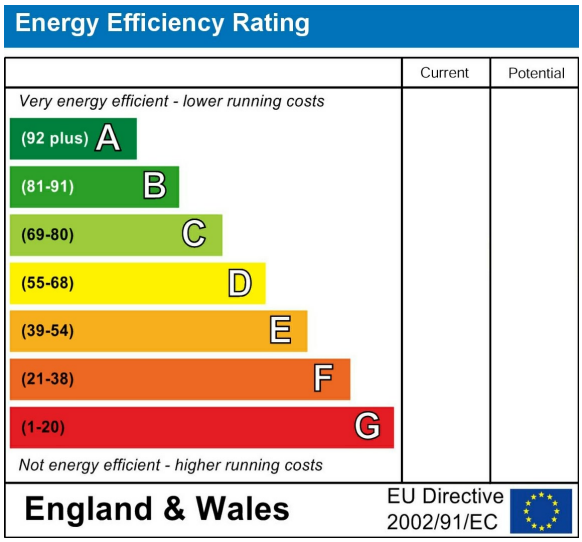
Ground Floor

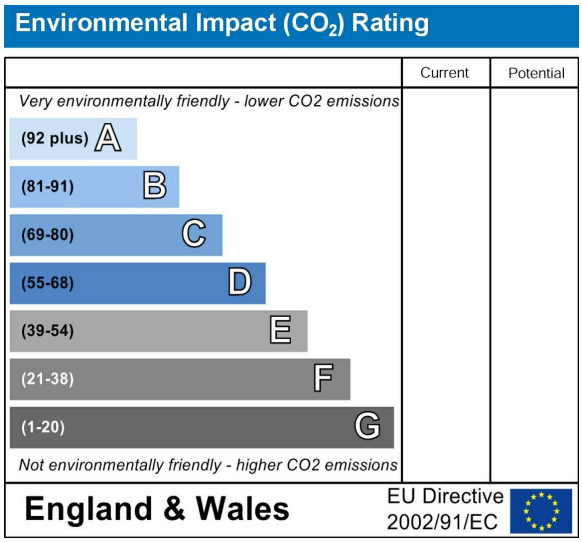
Approx. 46.7 sq. metres (503.1 sq. feet)



Total area: approx. 46.7 sq. metres (503.1 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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