

18 Hazel Pear Close, Horwich, Bolton, BL6 5GS



## Offers Around £125,000

3 bedroom apartment situated in a very popular residential location. Close to all local amenities including road and rail links for easy commute. This spacious apartment is on the second floor and benefits from double glazing, electric storage heating and allocated parking space. Viewing is essential to appreciate all that is on offer and the convenience of the location.

- 3 Bedroom Apartment
- Residential Location
- Double Glazed
- EPC Rating D
- Allocated Parking Space
- Sold With No Chain
- Council Tax Band B
- Vacant Possession



Spacious three bedroom apartment in a very popular residential location. Close to all local amenities, shops and road and rail links for easy commute. The property comprises:- Common entrance hall leading to apartment, Entrance hall, lounge/ diner, kitchen, bathroom, three bedrooms one used as home office. This apartment is on the second floor and benefits from double glazing, electric storage heating, dedicated parking space and is sold with vacant possession no chain. This property is highly recommended to view to appreciate all that is on offer the condition and the location.

### **Hallway**

Electric storage heater, door to Storage cupboard, door to:

### **Lounge/Diner 15'10" x 11'10" (4.83m x 3.61m)**

UPVC double glazed window to side, electric storage heater.

### **Kitchen 9'11" x 6'2" (3.02m x 1.88m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric cooker, built-in four ring electric hob with extractor hood over, uPVC double glazed window to side.

### **Bedroom 1 10'8" x 10'8" (3.24m x 3.25m)**

UPVC double glazed window to side, electric storage heater.

### **Bedroom 2 6'10" x 10'6" (2.09m x 3.20m)**

UPVC double glazed window to side, electric storage heater, door to Storage cupboard.

### **Bathroom**

Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and shower curtain and low-level WC, tiled splashbacks, uPVC double glazed window to side.

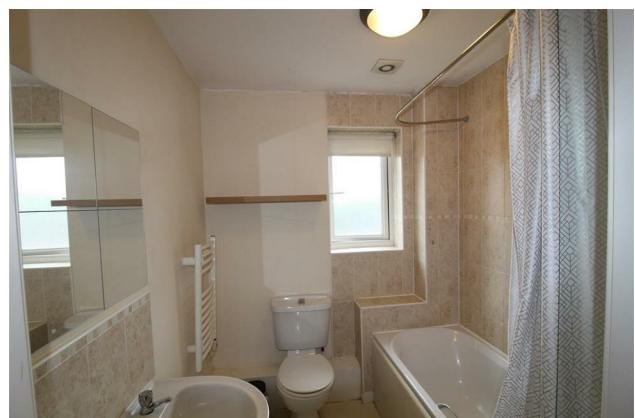
### **Bedroom 3 / Currently Used As Home Office 10'4" x**

### **6'11" (3.15m x 2.11m)**

UPVC double glazed window to side, electric storage heater.

Storage cupboard.

Storage cupboard.



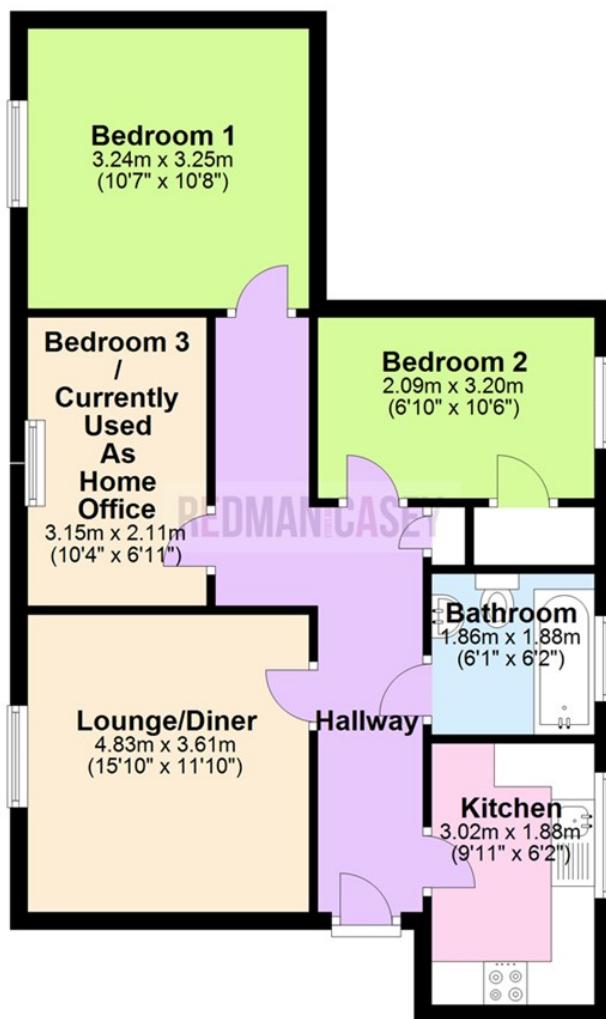


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## Ground Floor

Approx. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

