REDMAN CASEY ESTATE AGENTS

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

Asking Price £220,000

Stunning two bedroom second floor apartment with a lift to all floors. This apartment offers superb views over Rivington and the Bowling green. The property is in excellent condition throughout and offers spacious accommodation with two double bedrooms the master with walk in wardrobe, lounge / diner and fitted kitchen plus bathroom with 3 piece modern white suite and large store room. Communal facilities include on site manager during daytime communal lounge with kitchen, scooter charging and laundry room. Viewing is essential to appreciate all that is on offer .

- Two Double Bedroom
- Vacant Possession
- Fitted Wardrobes
- Awaiting EPC
- Lift To All Floors
- Spacious Lounge Diner
- No Chain
- Council Tax Band C
- Viewing Highly Reccommened
- Excellent Condition

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally located for access to local amenities, shops and transport networks, this two double bedroom second floor apartment offers superb accommodation with lift access to all floors. which comprises :- Entrance hall, large store room, spacious lounge / diner with Glass Juliet balcony offering superb views over Rivington including Rivington Pike and the bowling green below, fitted kitchen with built in and integrated appliances, two double bedrooms the master having a walk in wardrobe and family bathroom fitted with a three piece modern suite. Outside there are communal gardens. The site has a daytime manager, communal lounge with kitchen for tea and coffee, laundry room and scooter charging. A variety of activities are offered for residents to participate in if they wish. The property also benefits from no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Entrance Hall 3'5" x 16'11" (1.05m x 5.15m)
Electric storage heater, hardwood entrance door, :

Storage 4'7" x 7'2" (1.39m x 2.18m)
Storage housing, hot water cylinder with slatted shelving.

Lounge 21'5" x 10'10" (6.54m x 3.30m)
uPVC double glazed French door with glazed Juliet balcony, : with panoramic views of open countryside and Rivington Pike, electric storage heater, :

Kitchen 8'9" x 7'5" (2.67m x 2.25m)
Fitted with a matching range of oak effect fronted 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 electric hob with extractor hood over, uPVC double glazed window to rear.

Bedroom 1 17'9" x 9'9" (5.41m x 2.96m)
UPVC double glazed window to rear with views over bowling green, electric radiator:

Walk-in Wardrobe

Bedroom 2 19'2" x 9'10" (5.85m x 3.00m)
UPVC double glazed window to rear with views over bowling green, electric radiator.

Bathroom 5'1" x 6'4" (1.54m x 1.94m)
Fitted with three piece suite comprising , vanity wash hand basin with cupboards under and ceramic and full height tiling to all walls, double shower enclosure with glass screen and low-level WC, , heated towel rail, ceramic tiled flooring.

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WC 3'1" x 5'9" (0.95m x 1.76m)
Two piece suite pedestal wash hand basin and low-level WC, tiled splashback.

Utility/Storage

Facilities
Day time manager on site, common lounge area with kitchen facilities, laundry room with drying facilities, electric charging room, outside patio and seating area in well maintained gardens.

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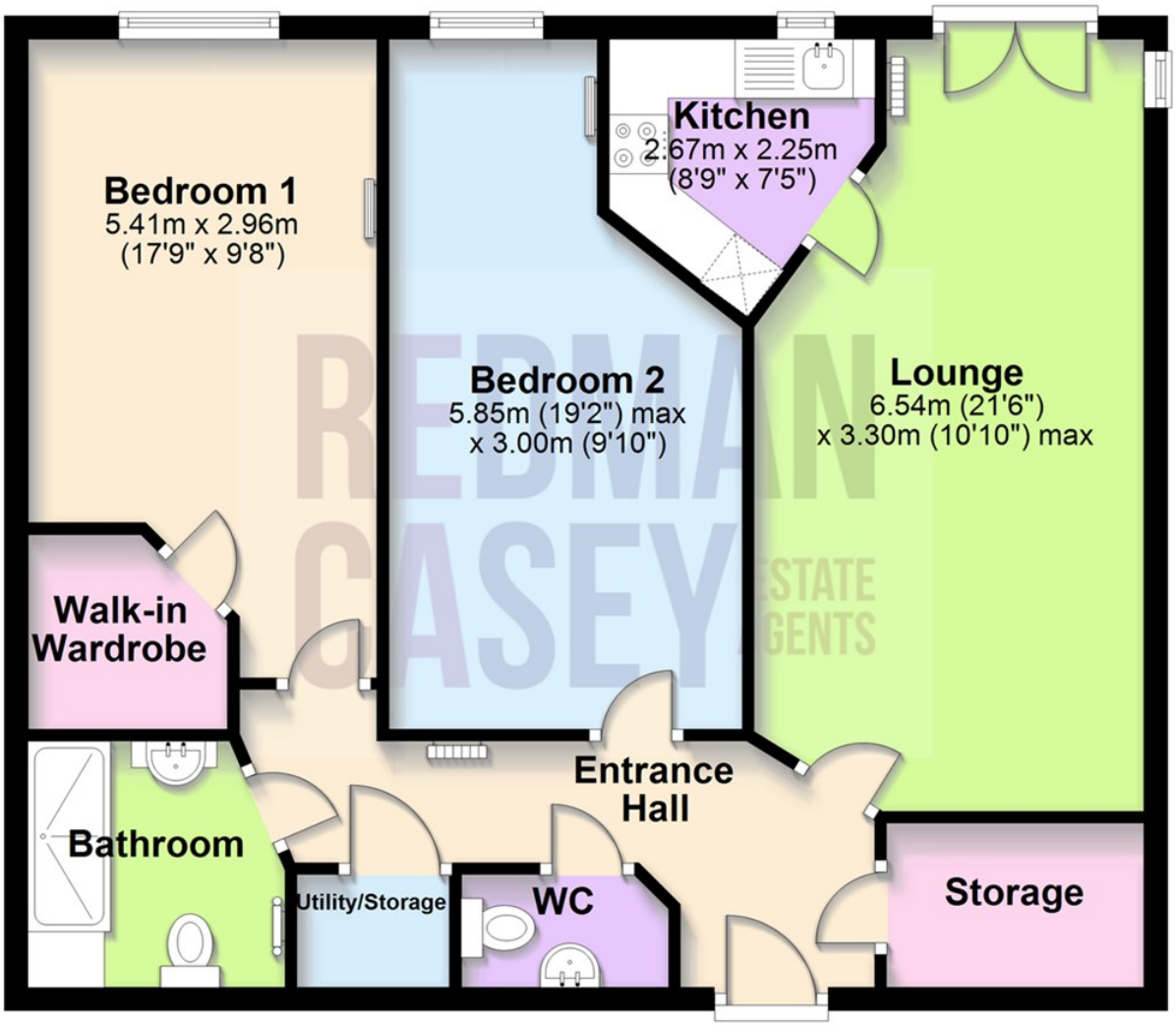
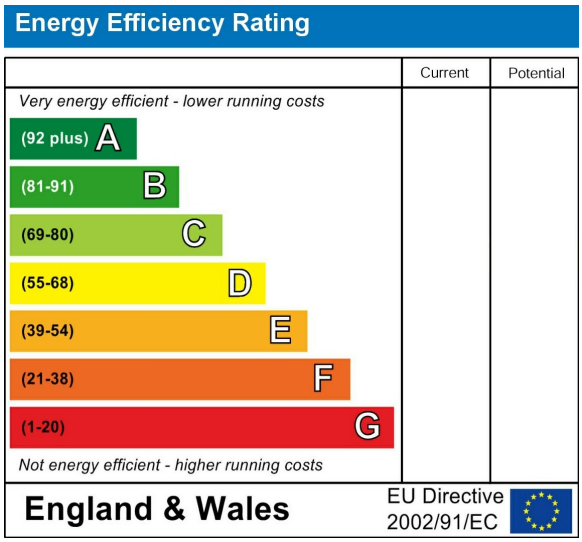
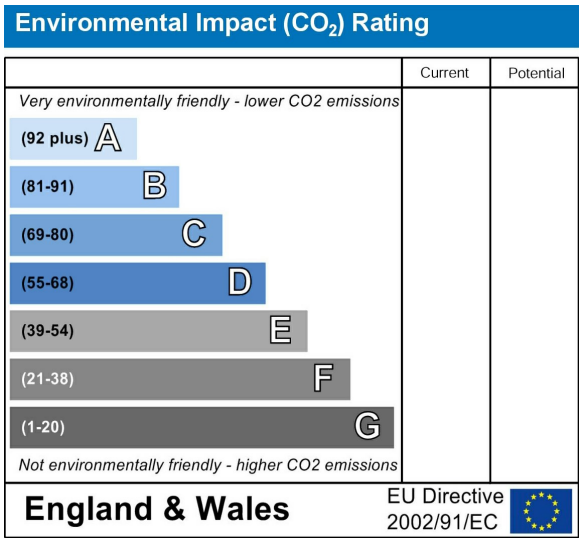
Ground Floor

Approx. 76.0 sq. metres (818.2 sq. feet)



Total area: approx. 76.0 sq. metres (818.2 sq. feet)





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