



INDEPENDENT ESTATE AGENTS



## 11 Goudhurst Court, Horwich, Bolton, Lancashire, BL6 6TJ

A most impressive, two double bedroom townhouse, including two parking spaces, garage and private garden. Master bedroom with ensuite and 2nd bedroom served by main bathroom.

- GARAGE AND TWO PARKING SPACES
- AROUND 3 MILES TO TRAIN LINKS
- AROUND 1 MILE TO HORWICH
- OPEN PLAN LIVING ACCOMMODATION TO 2ND FLOOR
- ENSUITE TO MASTER BEDROOM
- PRIVATE GARDEN
- 3.3 MILES TO MOTORWAY
- FANTASTIC, OPEN COUNTRYSIDE ON THE DOORSTEP
- TWO DOUBLE BEDROOMS
- VERY WELL MAINTAINED



£275,000

# 11 GOUDHURST COURT, HORWICH, BOLTON, LANCASHIRE, BL6 6TJ

Located within the extremely popular Arcon Village, which is perfectly positioned to take advantage of the towns open countryside yet benefits from excellent access to important transport connections.

This particular design is tucked away within Goudhurst Court and includes accommodation spread over three floors. There are some particularly rare characteristics for this subject property, which include a driveway plus additional allocated parking space, garage and a private garden accessed from the opposing corner of the court.

In summary, the ground floor includes a generous hallway, utility/storeroom plus ground floor WC. To the first floor, there are two double bedrooms, the master of which is served by ensuite and therefore bedroom two can have exclusive use of the main bathroom. To the second floor is a large open plan, kitchen, living and dining area with windows to both the front and rear.

Our clients have maintained the property to an excellent standard and can offer no onward chain (subject conditions).

## THE AREA

The Area:

Arcon Village is a Grade II listed, award-winning development of a former bleaching works by Redrow Homes. It is a unique development within the Wallsuches Conservation Area with a strong community of residents. There is superb access towards Wilderswood and the West Pennine Moors. Footpaths lead directly from Wallsuches to Rivington and the countryside beyond, as well as into Horwich town centre.

Horwich provides access to an excellent transport infrastructure combining road transport with access to Junction 6, M61 and mainline train links in and around 3 miles. There are also many independently owned shops and services within the town centre which is under 1 mile away. We would encourage any intending purchaser to have a walk around the development to appreciate the high calibre surroundings.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

4' 1" x 17' 9" (1.24m x 5.41m) Tiled floor. Accessed via glazed front door, side screen plus window. Stairs to first floor.

#### WC

3' 1" x 5' 11" (0.94m x 1.80m) WC. Hand basin. Tiled floor. Tiled splashback. Window.

#### Water Tank Cupboard

#### Understairs Store

#### Utility Room

5' 6" x 6' 11" (1.68m x 2.11m) Base units. Sink. Integral washing machine. Space for further appliances if needed.

### First Floor

#### Landing

10' 10" x 6' 11" (3.30m x 2.11m) Return staircase to the second floor.

#### Bedroom 1

10' 5" (max into the alcove) x 10' 9" (to the front of the fitted wardrobes) (3.17m x 3.28m) Wardrobes, drawers plus bedside drawer units.

#### En-Suite Shower Room

5' 5" x 6' 6" (1.65m x 1.98m) Shower. Hand basin. WC. Window to front. Tiled floor. Tiled splashback.

#### Bedroom 2

8' 0" x 9' 0" (to front of robes) (2.44m x 2.74m) Rear double facing bedroom. Fitted furniture to include wardrobes, dressing table/workstation plus display shelving.

### Family Bathroom

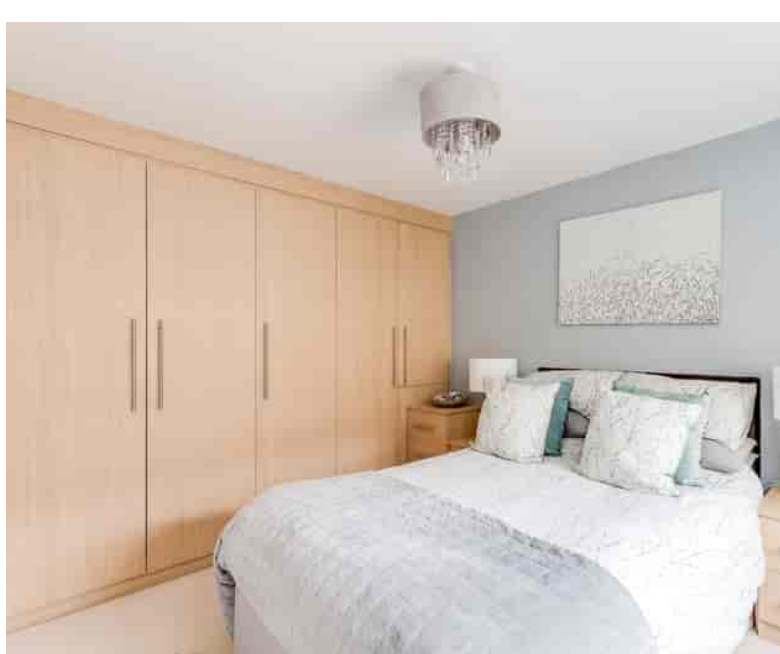
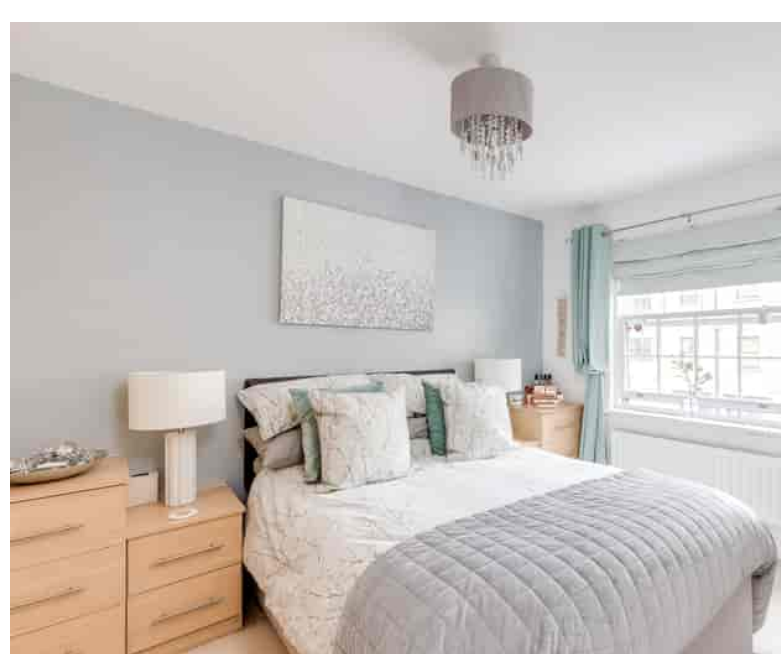
5' 6" x 6' 10" (1.68m x 2.08m) Fully tiled to the walls. Tiled floor. WC. Hand basin. Bath with shower from mains plus separate shower.

### Second Floor

#### Open Plan Lounge Kitchen Dining

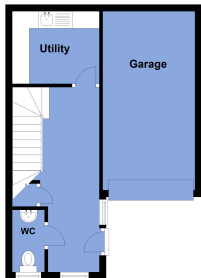
16' 2" x 7' 5" (max) (4.93m x 2.26m) Kitchen and dining area. This is the tiled area. Two windows to the front. Kitchen wall and base units in a light woodgrain. Fridge, freezer, oven, grill, hob, extractor, cupboard conceals gas central heating boiler.

16' 3" x 16' 4" (4.95m x 4.98m) L-shaped carpeted area to the rear.



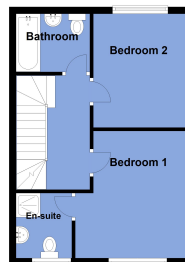


Ground Floor



Total area: approx. 105.2 sq. metres (1131.9 sq. feet)  
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE.  
Plan produced using PlanIt.

First Floor



Second Floor



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         | 88        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 77                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC | 88        |

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