



INDEPENDENT ESTATE AGENTS

78 Church Street, Horwich, Bolton, BL6 6AB
£160,000
FOR SALE

A ground floor apartment with garden and garage. Two bedrooms and sizable individual lounge overlooking the private front garden.



- PURPOSE BUILT LOW DENSITY APARTMENT
- TWO BEDROOMS PLUS SHOWER ROOM
- GARAGE IN COLONY
- WELL PLACED FOR THE MEDICAL CENTRE AND THE LEISURE CENTRE
- FRINGE OF CONSERVATION AREA

- SIZABLE LOUNGE WITH SEPARATE KITCHEN
- GARDEN AREA
- LOCATED CLOSE TO HORWICH PARISH CHURCH
- 0.2 MILES TO HORWICH CENTRE
- FRESH PRESENTATION THROUGHOUT

78 CHURCH STREET, HORWICH, BOLTON, BL6 6AB

The Home:

A well-maintained purpose built, ground floor apartment, positioned in a low density block and located around 0.2miles outside Horwich centre.

The property enjoys the rare characteristics of a garden area plus garage within a colony to the rear.

There is generous accommodation on offer with two bedrooms, the master of which includes fitted furniture. The shower room is a modern style and there is a sizable individual lounge and separate kitchen.

Such properties are quite rare, and an early viewing is considered essential.

THE AREA

The Area:

This home is positioned to the fringe of a conservation area which is steeped in local history.

The location is around 0.2 miles outside Horwich town centre and therefore has excellent access to the many independently owned shops and services within the centre. The town also thrives due to the excellent transport infrastructure which includes motorway and rail links with a consistently strong feature being the surrounding hills and countryside which include a portion of the West Pennine Moors and are ideal therefore for people who enjoy spending time outdoors. The recently constructed leisure centre and new medical centre (currently under construction) occupy the opposing corner of Church Street with Victoria Rd and will no doubt prove to be a positive characteristic for those looking for convenient access to such facilities.

Ground Floor



Total area: approx. 51.9 sq. metres (558.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE

Plan produced using PlanUp.

ROOM DESCRIPTIONS

Entrance Hallway

15' 2" x 3' 6" (4.62m x 1.07m) 15' 2" x 3' 6" (4.62m x 1.07m)

Bedroom 1

9' 6" x 11' 10" (2.90m x 3.61m) Fitted bedroom furniture. Window to private front garden.

Bedroom 2

7' 3" x 10' 7" (2.21m x 3.23m) To the rear overlooking the rear garden area.

Bathroom

6' 3" x 7' 4" (1.91m x 2.24m) Rear window. Tiled floor. Fitted storage.

Reception Room

Positioned to the front with window to the private front garden. Fireplace.

Kitchen

7' 10" x 7' 3" (2.39m x 2.21m) Positioned to the rear. Wall and base units in a white gloss. Gas central heating boiler. Rear window. Space for appliances.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	