



INDEPENDENT ESTATE AGENTS



## 30 Mill View Lane Horwich, Lancashire, BOLTON, BL6 6TL

Located in the ever popular Arcon Village and superbly located to access the surrounding countryside. Three double bedrooms, en-suite to master, breakfast kitchen and rear reception room opening onto and overlooking a private garden. Two allocated parking spaces.

- TWO ALLOCATED PARKING SPACES
- GROUND FLOOR WC, EN-SUITE AND FAMILY BATHROOM
- MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA
- AROUND 1 MILE TO TOWN CENTRE
- COUNTRYSIDE ACCESS PRACTICALLY ON THE DOORSTEP
- PRIVATE REAR GARDEN
- BREAKFAST KITCHEN, PLUS LARGE UNDER STAIRS STORE/PANTRY
- THREE DOUBLE BEDROOMS
- APPROXIMATELY 3 MILES TO MOTORWAY AND TRAIN LINK
- VISITOR PARKING AVAILABLE



£275,000

# 30 MILL VIEW LANE HORWICH, LANCASHIRE, BOLTON, BL6 6TL

An early viewing should be considered essential for this three double bedroom townhouse.

The design includes a dining kitchen positioned to the front whilst the primary living area is to the rear and opens onto and overlooks the private rear garden.

There is a ground floor WC, family bathroom, and the master bedroom has the added benefit of an en-suite shower room.

Please note that the home has been recently redecorated in many areas and includes a number of fresh floor coverings.

The private rear garden has been finished in a low maintenance style and the designated parking for two vehicles is close by.

The sellers inform us that the property is Leasehold with a Ground Rent of £150pa.

Council Tax Band D - £2,068.42

## THE AREA

The Area:

Arcon Village is a Grade II listed former bleaching works which was redeveloped by Redrow Homes to an extremely high standard. It is a rather unique development with a strong community of residents. There are some pleasant common gardens together with superb access towards Wilderswood and the West Pennine moors; in fact, footpaths lead directly from the development into the countryside and towards the town centre.

Horwich boasts an excellent transport infrastructure combining mainline train links together with junction 6 of the M61. There are also many independently owned shops and services within the town centre. We would encourage any intending purchaser to have a walk around the development to appreciate the high calibre surroundings and the homes will certainly appeal to the discerning buyer.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

8' 9" x 4' 6" (2.67m x 1.37m)

#### Ground Floor WC

2' 11" x 5' 7" (0.89m x 1.70m)

#### Dining Kitchen

10' 4" (max) x 11' 2" (max) (3.15m x 3.40m) L-Shaped. Window to front. Wall and base units in cream. Split level gas hob. Integral oven. Integral washer dryer and fridge freezer.

#### Store Room / Pantry

2' 10" x 4' 10" (0.86m x 1.47m)

#### Main Reception Room

11' 2" x 19' 8" (3.40m x 5.99m) French doors to the rear garden. Further window to the rear.

### Outside

#### Rear Garden

Indian stone patio. Path. Artificial turf.

### First Floor

#### Landing

Loft access

#### Master Bedroom

11' 7" x 9' 5" (3.53m x 2.87m) Positioned to the front.

#### En-Suite

4' 3" x 7' 0" (1.30m x 2.13m) Replaced 2020. Double width shower. Hand basin with vanity unit. WC. Heated towel rail.

#### Bedroom 2

9' 10" x 11' 4" (3.00m x 3.45m) Rear double. Rear window to the garden.

#### Bedroom 3

8' 2" x 9' 5" (2.49m x 2.87m) Rear double. Rear window to the garden.

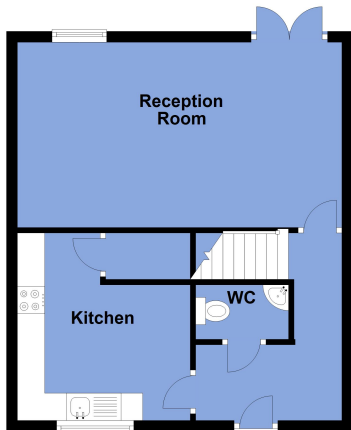
#### Bathroom

7' 4" x 6' 8" (2.24m x 2.03m) To the front. Bath. WC. Hand basin. Tiled splash back.

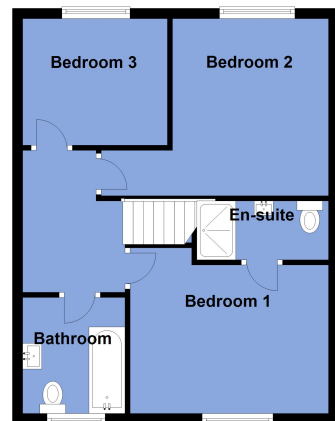




Ground Floor



First Floor



Total area: approx. 86.6 sq. metres (932.7 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 87        |
| (69-80)                                     | <b>C</b> |                         | 76        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC | 93        |

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