



INDEPENDENT ESTATE AGENTS



14 Howarth Court, Horwich, Bolton, Lancashire, BL6 6TS

An exceptional property which includes covered, allocated parking, an entrance designated for just two apartments and a great provision for storage. Very well maintained, 2 bedrooms and generous proportions throughout.

- HIGHLY REGARDED ARCON VILLAGE SET WITHIN A CONSERVATION AREA IN SEMI-RURAL ENVIRONMENT
- LOW DENSITY WITH ENTRANCE SERVING JUST TWO APARTMENTS.
- FANTASTIC ACCESS TO SURROUNDING COUNTRYSIDE IMMEDIATELY FROM THE
- OPEN PLAN LOUNGE/DINER/KITCHEN
- COVERED ALLOCATED PARKING
- PRIVATE STORAGE ROOM TOGETHER WITH ADDITIONAL SHARED STORAGE AREA
- TOWN CENTRE AROUND 1 MILE AWAY
- TWO DOUBLE BEDROOMS
- QUALITY PRESENTATION



£190,000

14 HOWARTH COURT, HORWICH, BOLTON, LANCASHIRE, BL6 6TS

Offered for sale with no onward chain is this very rare design of apartment, which includes some characteristics that will really allow the home to stand out from the crowd .

Some of the key features include an excellent covered and allocated car parking space, an excellent provision for storage including both a private and communal storage room positioned to the entrance floor and this particular dwelling occupies part of the building where the entrance serves just two apartments, and this provides a great sense of privacy, when compared to many other apartment types.

Positioned at first floor level which allows a glimpse towards some of the surrounding woodland and offering excellent room proportions together with an excellent level of maintenance and presentation.

The property will no doubt appeal to somebody looking for low maintenance living, who wishes to enjoy the combination of both excellent access to the surrounding countryside and transport network.

The seller informs us that the property is Leasehold with a ground rent of £150 per annum and a lease length of 999 years from 1st September 2004

Council Tax is Band C - £1,838.57

THE AREA

Arcon Village and 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 communal gardens together with superb access towards Wilderswood and the West Pennine moors; in fact footpaths leads directly from the development into the countryside and into 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

External

Car Parking Area

Communal Area

Shared Store

Private Store Area

05' 11" x 7' 2" (1.80m x 2.18m) With lighting.

Apartment

Entrance Area

3' 2" x 3' 11" (0.97m x 1.19m)

Main Hall

10' 0" x 3' 2" (3.05m x 0.97m) with a recess area of
3' 3" x 4' 4" (0.99m x 1.32m)

Boiler Cupboard

2' 11" x 2' 6" (0.89m x 0.76m) Also providing
additional storage. Currently space for a tumble
dryer.

Bedroom 1

12' 4" x 10' 5" (3.76m x 3.17m) To the rear.

Window looking out towards the trees and into
Howarth Court itself.

Bedroom 2

8' 7" x 11' 0" (2.62m x 3.35m) To the rear. Window
looking out towards the trees and into Howarth
Court itself.

Bathroom

6' 1" x 6' 8" (not including a small alcove area)
(1.85m x 2.03m) WC. Semi pedestal hand basin.
Bath with shower from mains over. Tiled splash
back.

Open Plan Living/Dining/Kitchen Area

17' 10" (max) x 16' 6" (5.44m x 5.03m) Window
looking over Wallsuches. Kitchen has wall and
base units. integral fridge, freezer, oven,
microwave, hob, extractor, dishwasher, washing
machine and a pull out pantry style unit. under
unit lighting. Distinct dining area and living space





First Floor



Total area: approx. 63.2 sq. metres (680.0 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			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	77

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