



INDEPENDENT ESTATE AGENTS



6 Heaviley Grove, Horwich, Bolton, BL6 7QG

Available with no chain and positioned in a high calibre address to the outskirts of Horwich and with great access towards Rivington.

- SUPERB LOCATION
- CLOSE TO BUS ROUTES TO BOLTON, WIGAN AND CHORLEY
- AROUND 3 MILES TO MOTORWAY LINK
- LOUNGE AND DINING KITCHEN
- OVERLOOKING PARK TO THE FRONT
- AROUND 1 MILE TO TRAIN
- SUPERB ACCESS TO RIVINGTON AND SURROUNDING COUNTRYSIDE
- UNDER HALF A MILE INTO HORWICH CENTRE
- LARGE DOUBLE BEDROOM TO THE FRONT
- NO CHAIN



£135,000

6 HEAVILEY GROVE, HORWICH, BOLTON, BL6 7QG

The Home

Available with the benefits of no chain and positioned in a high calibre Location. Heavily Grove has long been well regarded and benefits from being tucked away yet still includes excellent access to Horwich Centre and the Rivington countryside.

The house itself offers something a little different. To the ground floor at the front is a nicely proportioned lounge which overlooks the park and a shaped dining kitchen to the rear which overlooks other gardens. Please note that the property itself does not include outside space but it may be possible to create a veranda area.

To the first floor, there is a large master bedroom to the front and the rear, a bathroom which is currently accessed via what many would use as bedroom 2 but please note that a partition wall would be required for this to formally be defined as a bedroom.

Homes within this immediate locality can appeal to a great variety of buyers and may well suit those interested in an apartment style living but not wishing to have shared communal areas etc....

We are advised that the property is leasehold of 999 years from 1888 and council tax band A at £1432.00 per year

THE AREA

The Area

Heavily Grove is positioned on the outskirts of Horwich close to Lever Park Avenue and is therefore in a convenient position to take advantage of the town's transport infrastructure. The home faces a park to the front and is close to one of the main roads into Rivington Country Park.

Properties often sell in this area to those who enjoy spending time outdoors. A vast array of shop and services are available within the town centre and also at the Middlebrook retail complex including larger facilities such as cinema, supermarkets etc



ROOM DESCRIPTIONS

Ground Floor

Vestibule

2' 11" x 3' 1" (0.89m x 0.94m)

Reception Room

15' 0" (max to the alcove) x 11' 9" (4.57m x 3.58m)
Window to the front, over looking the open green area. Gas meter cupboard. Access to a shaped kitchen.

Kitchen

16' 4" x 11' 0" narrowing to 4' 11" (1.50) (see plan for shape) Rear window. Glass paneled rear door. Wall and base units. Integral oven and hob. Tiled finish to the floor. Access into a timber rear porch. Stairs to a first floor landing.

First Floor

Bedroom 1

15' 2" (max to alcove) x 11' 8" (4.62m x 3.56m)
Window to front, over looking the open green area.

Rear room

6' 5" x (approx) 10' 4" (1.96m x 3.15m) (see plan for shape) Providing access to the bathroom. Overstairs recess where the boiler is positioned. Rear window. Pleasant open aspect.

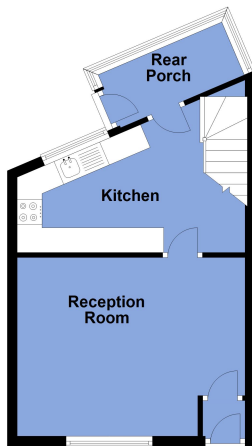
Bathroom

Rear window. Hand basin. WC. Bath with shower from mixer. Tiled floor. Tiled splashback.





Ground Floor



First Floor



Total area: approx. 60.5 sq. metres (651.4 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			90
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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