



INDEPENDENT ESTATE AGENTS



47 Cooper Street, Horwich, Bolton, Lancashire, BL6 7AT

A very well presented first floor two bedroom apartment, located in the heart of Horwich with communal gardens and parking. An emergency 24 7 pull cord service is available and targeted at the over 60s.

- NO CHAIN
- AGE BANDED DEVELOPMENT, OVER 60 YEARS OF AGE
- OFF ROAD PARKING AVAILABLE
- LOW DENSITY APARTMENTS WHICH ARE WELL MAINTAINED
- WELL PRESENTED FIRST FLOOR APARTMENT
- COMMUNAL GARDENS
- CLOSE TO HORWICH CENTRE, WITHIN WALKING DISTANCE



£100,000

47 COOPER STREET, HORWICH, BOLTON, LANCASHIRE, BL6 7AT

The Apartment:

Available with no chain and located in a very popular development is this two-bedroom first floor apartment. Brownlow Court is a warden controlled environment for those aged over 60, and the apartments also include an emergency pull cord system which is monitored 24 7. There is communal car parking on the development. The two bedroom properties have generated consistent sales over the years, and it is noteworthy that the apartment includes a separate lounge and kitchen rather than an open plan layout more commonly associated with modern apartment living. The home is UPVC double glazed and warmed via electrical storage heaters. There are maintenance charges which cover alarm call service, window cleaning, garden maintenance, drainage, and ground rent. Early viewing should be considered essential.

THE AREA

The Area:

Brownlow Court is located towards the end of Cooper Street, which is just off Lee Lane in the centre of Horwich and connects by foot to the bottom end of Brownlow Road. The position therefore allows excellent access into the commercial centre of the town and is ideal for many daily conveniences. Many people settle within the town due to the lovely surrounding countryside and the town centre includes the likes of doctors surgery, library, resource centre and plays host to a vast array of small independent shops, cafes, and services.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

With stairs to first floor

First Floor

Lounge

12' x 12' 7" (3.66m x 3.84m) Positioned to the front with electric fire and surround plus storage heaters. Square bay window.

Kitchen

10' 8" x 5' 6" (3.25m x 1.68m) Positioned to the rear with wall and base units. partially tiled to the walls. Full length storage unit.

Bedroom 1

11' 10" x 4' (3.61m x 1.22m) Positioned to the rear.

Bedroom 2

9' 7" x 8' 6" (2.92m x 2.59m) Positioned to the front with fitted wardrobes.

Bathroom

Positioned to the rear with rear frosted window. Three piece suite with shower cubicle. Partially tiled to the walls.

Outside

Communal Garden

Communal gardens to the rear.

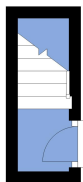




LANCASTERS
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Ground Floor



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

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	73	78
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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