



**Brightwater
Horwich
Bolton
Lancashire
BL6 5GW**

Offers in Excess of £337,000

bettermove

Brightwater Bolton

Bettermove are proud to present this 4 bedroom detached house in Horwich available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and integral garage. The council tax band is D.

This is a leasehold property with 976 years remaining on the lease; the ground rent is £75 per annum and there is no service charge.

The interior of this well presented property comprises a spacious living room, dining room, convenient WC, the fitted kitchen, utility room, on the ground floor. The first floor consists of 4 double bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Horwich, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M61, Horwich parkway & Blackrod Train Station and many local bus routes.

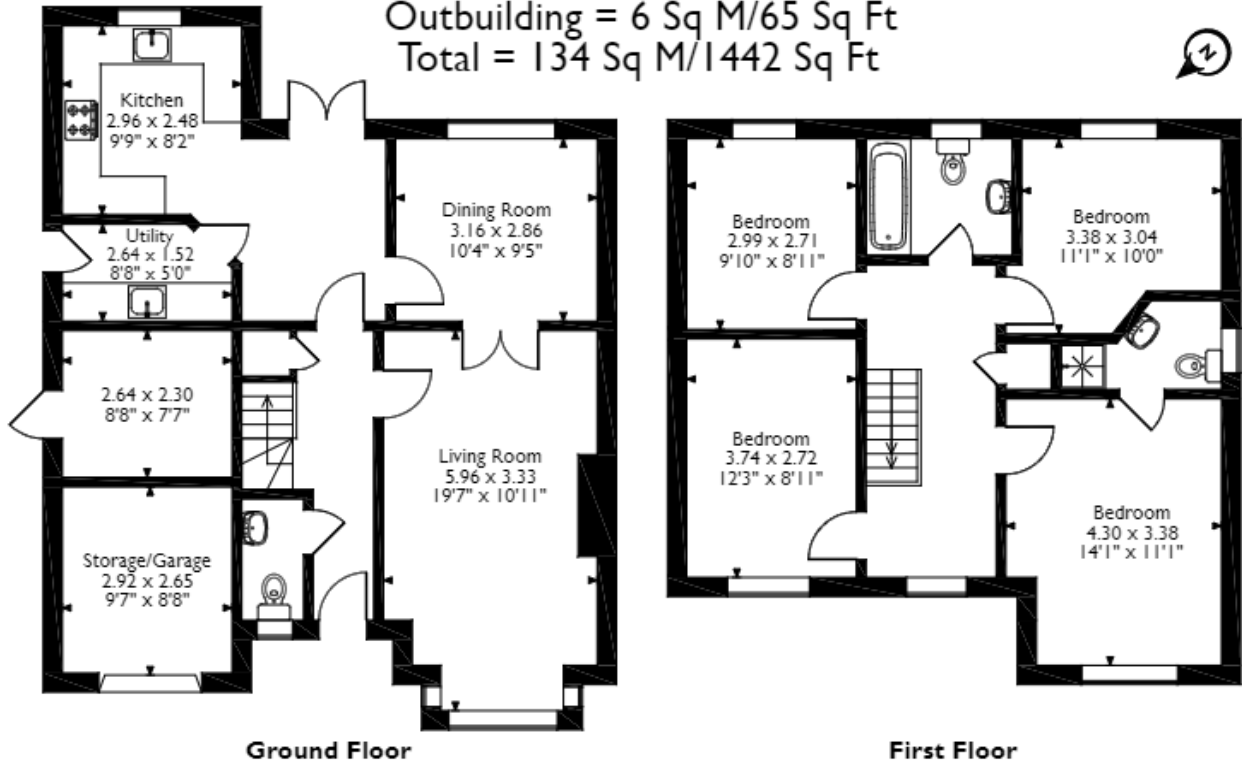
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Brightwater, Horwich, Bolton
 Approximate Gross Internal Area
 Main House = 120 Sq M/1291 Sq Ft
 Garage/Storage = 8 Sq M/86 Sq Ft
 Outbuilding = 6 Sq M/65 Sq Ft
 Total = 134 Sq M/1442 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	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	



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