

20 Mill View Lane, Horwich, Bolton, BL6 6TL



Offers Around £155,000

Charming Grade 2 Listed one bedroom ground floor apartment, situated on the very popular development of Arcon Village. This property benefits from a lot of natural light, electric heating, private parking spaces, patio seating area to front and private garden area to the rear. Offering spacious accommodation in a quaint setting this property is strongly advised for viewing to appreciate the location with easy access to moorland country side walking including Rivington Country Park.

- One Bedroom Apartment
- Easy Access To Rivington
- Ground Floor
- EPC Rating C
- Private Rear Garden Space.
- Popular Development
- Electric Heating
- Parking Space For Two Vehicles
- Council Tax C



Charming Grade 2 Listed one bedroom split level ground floor apartment situated in the very popular and sought after location of Arcon Village. Close to all local amenities and transport links including local moorland and Rivington Country Park allowing country walks. The property comprises:- Entrance hall, bedroom, bathroom, kitchen lounge diner. To the outside there is private parking for two vehicles, and a private garden to the rear. Highly recommended for viewing to appreciate the location and all this property has to offer.

Entrance Hall

Laminate flooring, stairs, Airing cupboard housing recently fitted economical energy efficient hot water on demand boiler, slatted shelving. Second cupboard houses electricity meters. Wall mounted electric panel heater.

Open Plan Lounge / Diner / Kitchen 13'1" x 15'11" (3.99m x 4.85m)

Fitted with a range of gloss white base and eye level units, full height pull out larder, drawers, worktops, belfast sink unit with mixer tap, integrated fridge freezer, washer dryer and dishwasher. Eye level electric fan assisted oven with built in microwave above, central island with four ring halogen hob with built in extractor, sash window to side, double energy efficient electric radiator, french doors.

Bedroom 1 12'4" x 8'10" (3.76m x 2.68m)

Sash window to rear, wall mounted electric panel heater, laminate flooring. double fitted wardrobe.

Bathroom

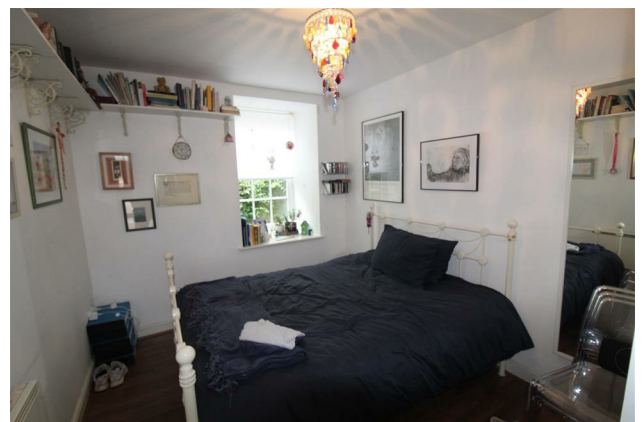
Fitted with three piece white suite comprising shower with glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, wall mounted heated towel rail.

Outside Front

Parking for two vehicles, South West facing patio seating area with mature planting.

Outside Rear

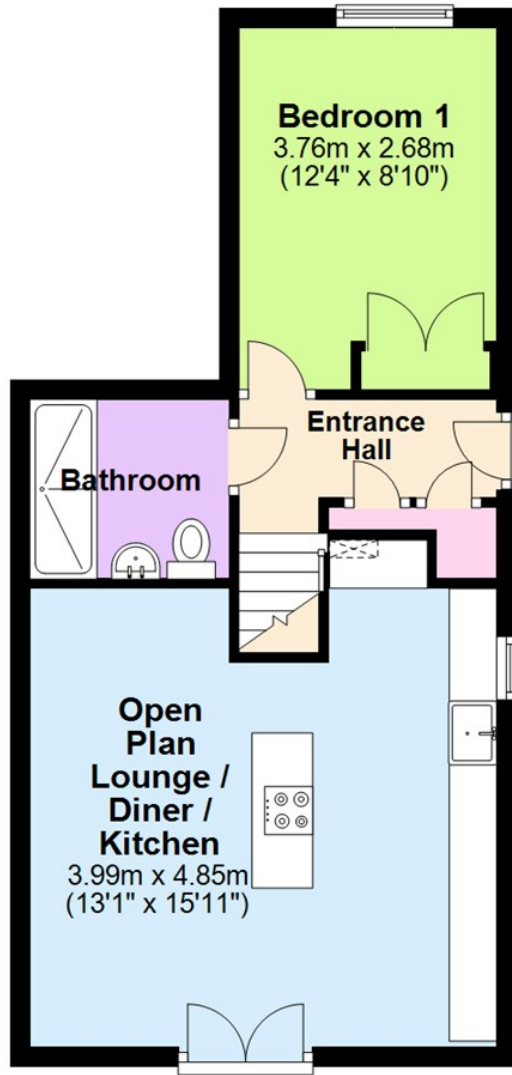
Enclosed private rear garden with seating area.





Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 43.2 sq. metres (465.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

