

**Flat 3 Mortimer House, 181 Chorley New Road, Horwich, Bolton, BL6 5QE**



## **Offers In The Region Of £105,000**

Well presented two bedroom ground floor apartment located in a superb location in the heart of Horwich town centre. Close to local amenities, shops, and transport links. This spacious apartment has been modernised to a very high standard and is sold with the added benefit of vacant possession and no onward chain, dedicated parking space in a secure gated parking area. Viewing is highly recommended to appreciate all that is on offer.

- 2 Double Bedroom
- Modern Fitted Kitchen
- Allocated Parking
- EPC Rating E
- Ground Floor Apartment
- Bathroom with 3 Piece Suite
- No Chain
- Council Tax Band A



**\*\*\* REDUCED \*\*\*** Superbly presented ground floor apartment situated in a very popular residential location in the heart of Horwich, close to local shops, amenities, transport links and easy access to Rivington. The property comprises:- Entrance hall, two bedrooms and a bathroom, modern fitted kitchen open plan to lounge. To the outside there is a secure parking area with a dedicated parking space. The property benefits from being on the ground floor, fully double glazed, electric heating, remote entry system and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer.

### Hallway

Door to built-in storage cupboard, door to:

### Lounge/Kitchen 15'9" x 12'1" (4.79m x 3.68m)

Fitted with a matching range of modern pale grey base and eye level units with underlighting, drawers and complementary round edged worktops and matching up stands, 1+1/2 bowl composite sink with single drainer and stainless steel swan neck mixer tap, integrated fridge/freezer and washing machine, built-in electric fan assisted oven, four ring induction hob with extractor hood over, built in microwave, uPVC double glazed window to rear, electric storage heater.

### Bathroom

Fitted with three piece coloured suite comprising deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring, door to built-in airing cupboard housing, factory lagged hot water cylinder.

### Bedroom 1 8'9" x 16'8" (2.67m x 5.08m)

Two uPVC double glazed windows to rear, electric radiator.

### Bedroom 2 10'4" x 10'7" (3.14m x 3.23m)

UPVC double glazed window to side, electric radiator.

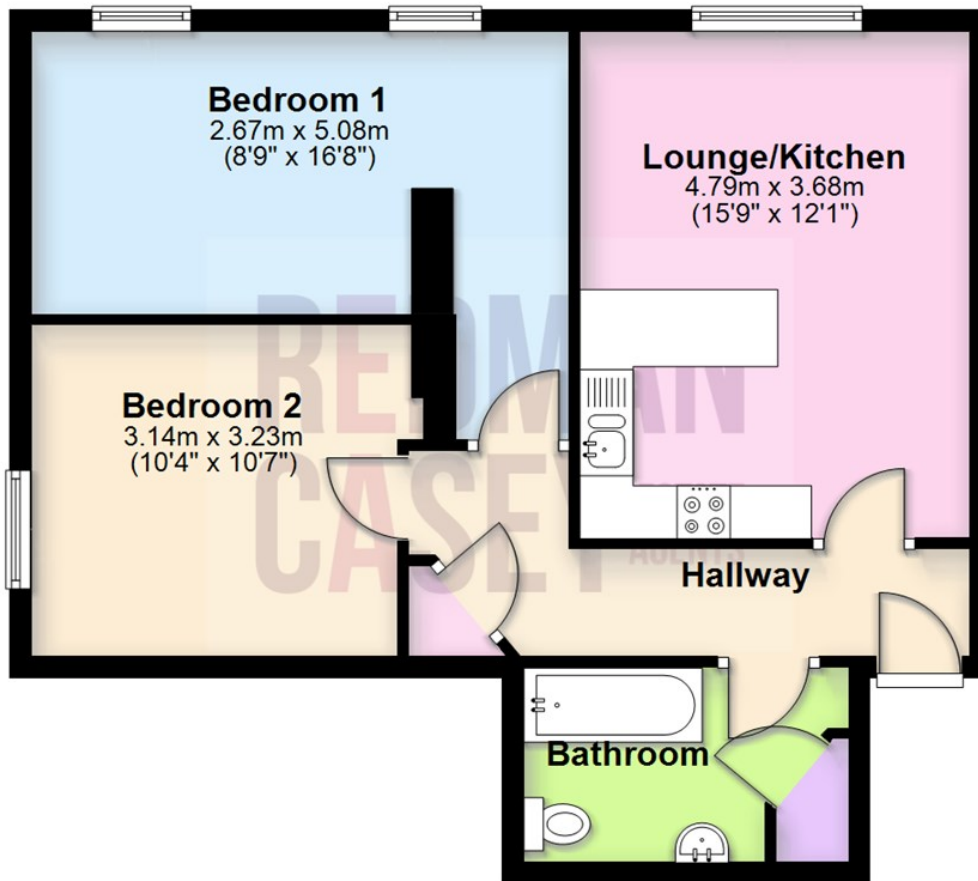






## Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)




Total area: approx. 58.3 sq. metres (627.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	39	52
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

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