



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Modern First Floor Apartment
- Walking Distance to Town Centre
- Lounge/Diner with 'Juliet' Balcony
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Allocated Parking Facilities

EVERGREEN
AVENUE, HORWICH

£110,000



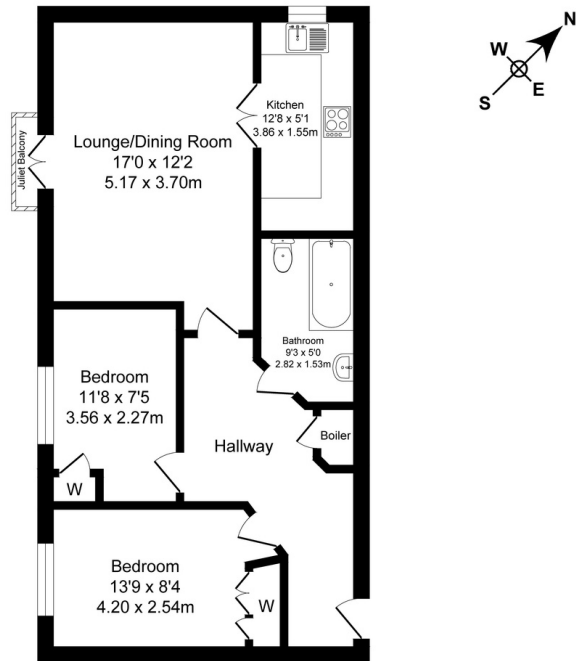
Evergreen Avenue, Horwich



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Total Approx. Floor Area 692 Sq.ft. (64.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Conveniently positioned within a short walk of Horwich town centre, this two bed first floor apartment offers broad appeal, whether it be to those looking to take their first tentative steps onto the housing ladder, those whose youngsters have flown the nest and are looking to down-size to a lower maintenance home or perhaps those who are looking to add to their buy-to-let portfolio.

Whatever the reason for one's interest, this well presented home has a great deal to offer, not least its well laid-out and spacious floorplan, and wonderfully accessible location, within a few minutes' drive of the vast array of high street stores, eclectic eateries and leisure facilities available within the popular Middlebrook Retail Park. First rate transport links are also expediently on hand, with the rail network accessible at both Horwich Parkway and Blackrod, and the motorway network at junction six of the M61, providing a swift commute to major commercial centres such as Manchester, Bolton and Preston.

With its own plentiful independent shops, cafes and bars, the vibrant hub that is Horwich town centre is virtually on one's doorstep, which will be perfect for those who enjoy a busy social scene. When one is looking to unwind, the adjacent Old Station Park provides an ideal spot in which to take an evening stroll, or perhaps one may wish to visit the nearby leisure centre to relax away the stresses of the day with a dip in the pool or a session in the gymnasium.

The property itself lies within a modern communal development, just off Chorley New Road: entering via the secure telephone entry system and proceeding via the communal areas up to the first floor, where one can access the private living spaces. The welcoming reception hallway, with its built-in storage cupboard for those everyday essentials, leads through into the spacious 17' lounge/diner, which enjoys a warm and inviting ambience, whilst there is a notable abundance of natural light afforded by the uPVC French doors, which further benefit from a 'Juliet' balcony. Double doors provide access to the separate kitchen, which is a welcome change from the usual open plan layout which is typical of homes of this type, ensuring those cooking smells and noisy appliances are suitably contained: being fitted with a range of modern wall and base units, with contrasting laminated work surfaces and incorporating a host of integrated appliances, including electric oven, halogen hob with overhead extractor canopy, fridge/freezer and washing machine.

The two bedrooms are both doubles and benefit from built-in wardrobes, as well as being bright and appealing, with bedroom two presently utilised as a formal dining room. The accommodation is completed by the fully tiled main bathroom, which is fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

Externally, the communal grounds are well maintained, with allocated parking facilities provided within the private car park.



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