

30, St Catherines Court Richmond Street, Horwich, Bolton, BL6 5QG



Price Guide £129,000

Spacious first floor apartment over two floors. This exceptional two bedroom apartment is located in gated private grounds, close to local shops, amenities road and rail links making commute to Manchester and Preston convenient. This property benefits from double glazing, gas central heating, parking space communal gardens and green space En-Suite to master. Viewing essential to appreciate the condition, location and size of this modern apartment.

- 1st Floor Apartment
- Master En-Suite
- Council Tax Band B
- Parking Space
- Close To Road & Rail Links
- Two Bedroom
- Spacious Apartment Over Two Floors
- EPC Rating C
- Private Gated Entrance



Modern spacious two bedroom first floor apartment designed over two floors. This exceptional apartment is located in private grounds with dedicated parking bay, close to local shops, local amenities, road and rail links making commute to Manchester or Preston convenient. The property comprises:- Communal entrance leading to private hallway, bedroom one with En-Suite, Bedroom two, family bathroom. Stairway with space currently used as home office space. Stairs leading to kitchen dining and lounge area. To the outside there are private parking bay and communal gardens. Benefiting from double glazing, gas central heating parking space and gardens. Viewing is essential to appreciate the condition, location and space this apartment offers the new owner.

Hall 11'5" x 5'3" (3.48m x 1.60m)

Radiator, :

Home Office Space 7'8" x 10'5" (2.33m x 3.17m)

UPVC double glazed window to side, stairs.

Kitchen lounge 26'0" x 6'3" (7.93m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, built-in electric hob with extractor hood, double glazed velux skylight, three double glazed velux windows skylight, four skylights, radiator.

Bedroom 1 15'2" x 10'7" (4.63m x 3.22m)

Full height uPVC double glazed window, full height uPVC double glazed window to side, double radiator, double door to Storage cupboard,

En-suite 10'6" x 5'9" (3.20m x 1.74m)

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with above and low-level WC, tiled surround, uPVC frosted double glazed window, radiator.

Bedroom 2 11'5" x 10'5" (3.48m x 3.17m)

UPVC double glazed window.

Bathroom 7'8" x 5'3" (2.33m x 1.60m)

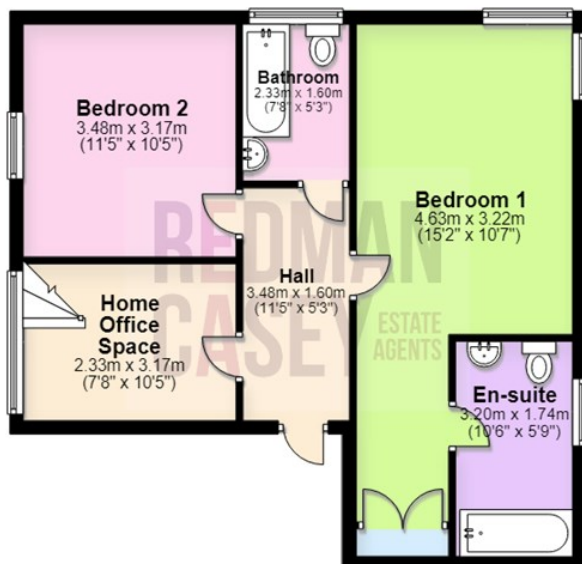
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower above and shower curtain and low-level WC, tiled splashbacks, uPVC frosted double glazed window, radiator.

Storage cupboard.

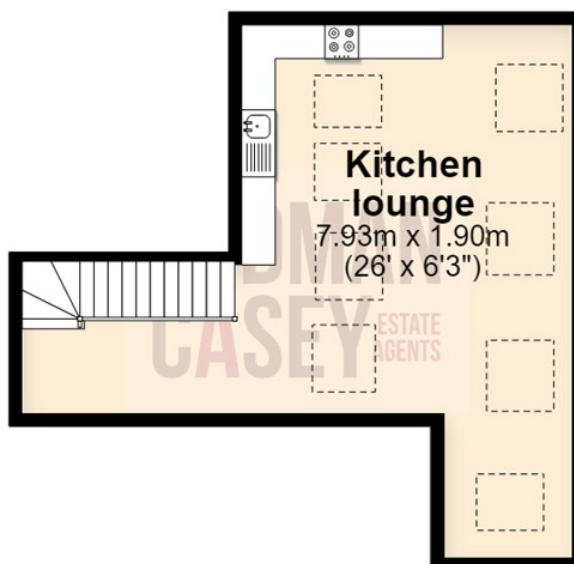




Ground Floor
Approx. 54.9 sq. metres (591.0 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.1 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 	

