

TO LET

14, Heaviley Grove, Horwich , BL6 7QG

REGAN & HALLWORTH
The Professional Estate & Letting Agents



14, Heaviley Grove, Horwich , BL6 7QG

Superb two bed mid-terrace cottage located in the semi-rural village of Horwich.



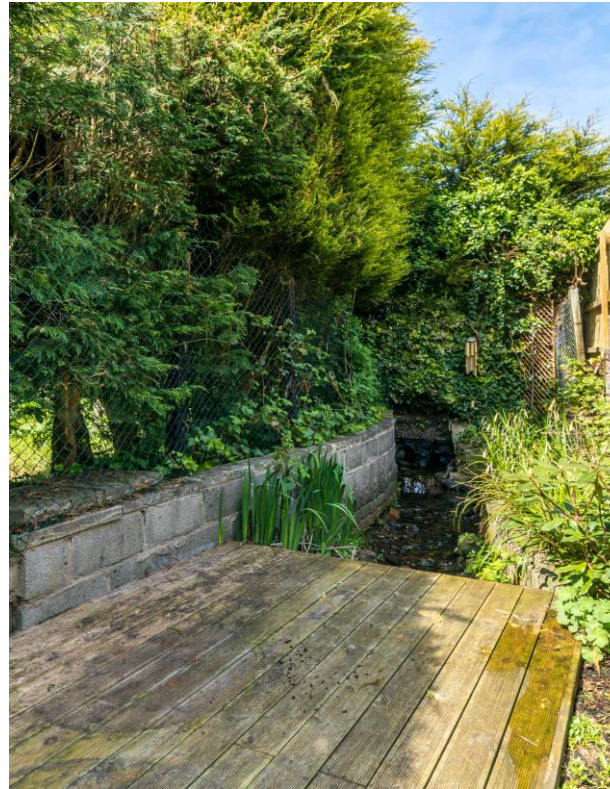
- Excellent mid-terrace cottage style property
- Fitted kitchen with cooker
- Bathroom with shower
- 675 SQ. FT.
- Great sized reception room
- Two good sized reception rooms
- Close to schools and amenities

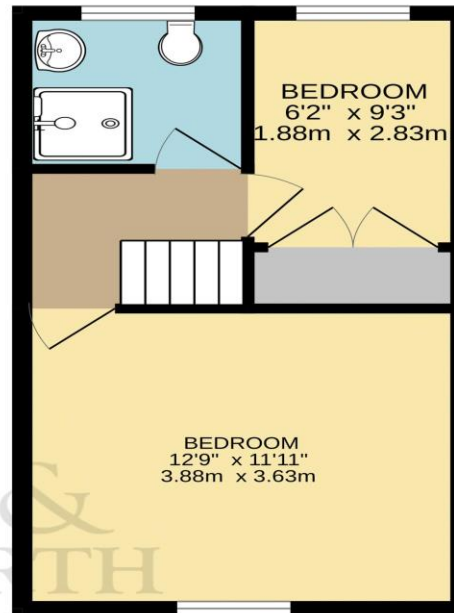
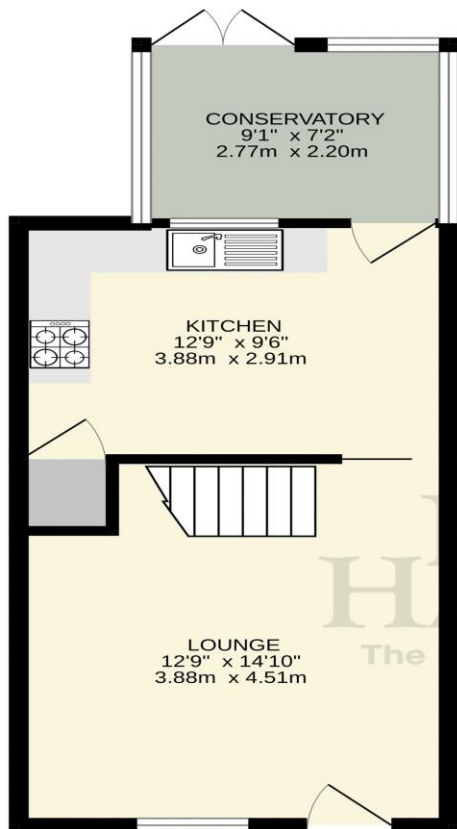
Located along a quiet road in the ever-popular village of Horwich is this impressive two bed mid terrace cottage style property. Heaviley Grove boasts excellent access to all the amenities Horwich has to offer along with outstanding schools for all ages, country walks including Rivington on the doorstep, public transport links and is just a short drive to several major motorway networks.

Internally the accommodation has been finished to a great standard and briefly comprises of large formal lounge / sitting room located to the front of the property, open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units and then a good-sized conservatory to the rear with access out onto the gardens. Up on the first floor the centrally located landing opens to give access to a large master double bedroom located to the front of the property, a good-sized single bedroom to the rear with built in wardrobes and then a modern fitted family bathroom comprising of wc, sink unit and shower unit.

Externally the property offers on street parking to the front with a good sized and well stocked garden to the rear. Internal inspection is highly recommended to fully appreciate the overall size of the property, great finish and outstanding location.







TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



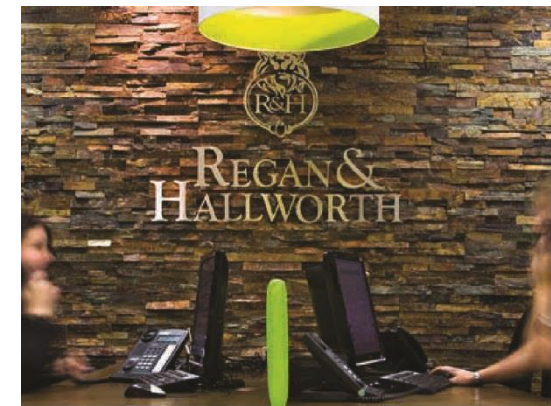
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com