

77 Welders Drive, Horwich, BL6 5WR



Offers In The Region Of £145,000

Superbly presented one bedroom apartment located in a very popular residential location. Close to local shops, all local amenities, great road and rail links making commute to either Manchester or Preston convenient. This property benefits from double glazing, gas central heating, storage space, private garden area, two parking spaces and electric vehicle charger. We highly recommend viewing this property to appreciate the condition, location and all it has to offer.

- One Bedroom Apartment
- Electric Car Charger
- Double Glazed
- Immaculate Condition
- Council Tax Band A
- Private Garden To Rear
- Two Dedicated Parking Spaces
- Gas Central Heating
- EPC Rating B



Well presented one bedroom first floor apartment, situated in a very popular residential location. The property comprises: Private entrance, landing, lounge/kitchen/diner, bedroom. bathroom. To the out side there is a private storage unit, enclosed private garden area, two parking spaces. The location is great for local shops, local amenities and road and rail links making any commute to the city's of Manchester and Preston very convenient. This home also benefits from double glazing, gas central heating, two dedicated parking spaces, electric vehicle charger, private enclosed garden laid to lawn and private storage unit. This home is highly recommended for viewing to appreciate the condition, location and all that is on offer.

Entrance Hall

Radiator, stairs, uPVC double glazed entrance door to front.

Landing

Bathroom

Three piece suite with comprising, pedestal wash hand basin and close coupled WC, extensive ceramic and tiling, extractor fan, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Bedroom 1 10'4" x 10'8" (3.15m x 3.26m)

UPVC double glazed window to front, radiator.

Outside

Enclosed small garden area laid to lawn.

Parking

Two parking spaces with electric vehicle charger.

Storage Unit

Secure storage unit.



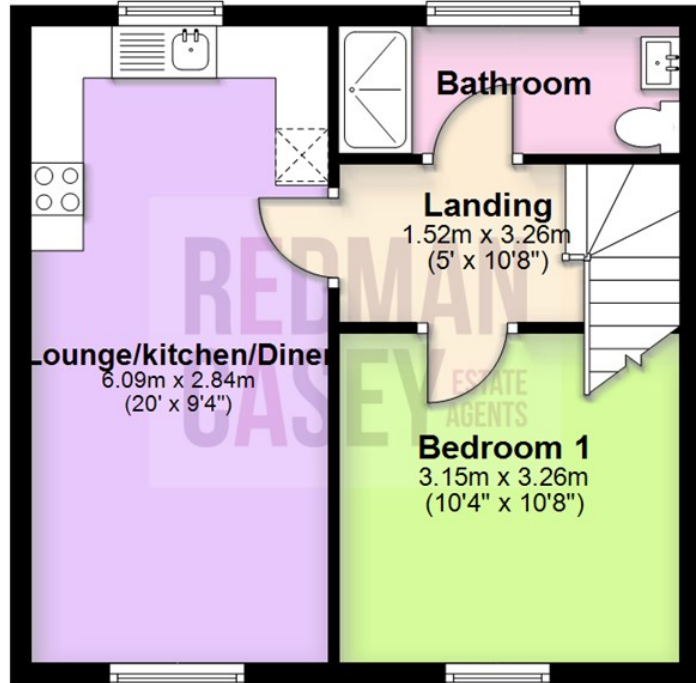
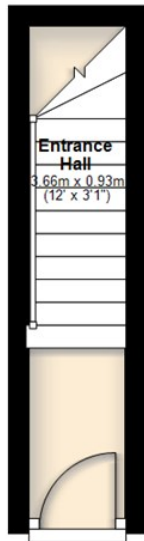


First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)

Ground Floor

Approx. 3.4 sq. metres (36.6 sq. feet)



Total area: approx. 41.1 sq. metres (442.7 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	81	81
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

