



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

**FLAT 1, BRIDGE APARTMENT CHURCH STREET,
 HORWICH, BL6 7BR**



- Stunning 2 bedroom apartments
- Superb contemporary design
- Newly converted
- Close to Horwich centre
- Quality interior & fittings
- Views of Rivington Pike
- Excellent local amenities
- Opposite Horwich Leisure centre



£155,000

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 E: bolton@cardwells.co.uk

BURY
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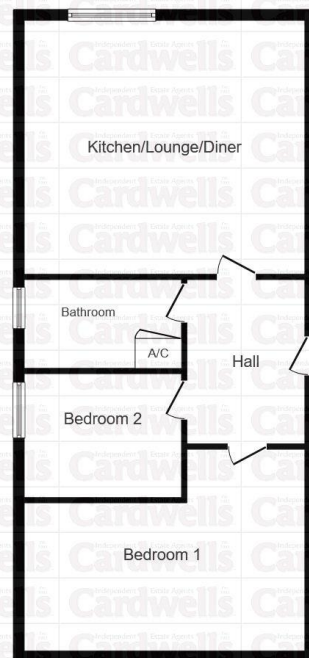
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Cardwells are pleased to offer for sale these superb two bedroom apartments, which have been thoughtfully tastefully designed. Formally Horwich Conservative club, the conversion forms part of an attractive sandstone fronted building, close to Horwich Centre. Rivington Pike and the West Pennine Moors are within an easy reach, along with excellent local amenities, including shops, schools, restaurants, and pubs. Horwich leisure centre is just across the road. Step inside and you will notice a communal spacious hallway and stairs leading to all the floors. The apartment interiors showcase generous sized open plan fitted kitchen/living rooms, with quality fixtures and fittings and stunning far reaching views of Rivington Pike to the rear. There is plenty of parking with a private car park to the rear. There are eight stylish apartments on three floors, and benefit from modern electric heating and a security entry phone system. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk Once inside the inviting communal hallway, each apartment has a private entrance hall, along with an open plan lounge-kitchen-diner, two bedrooms and a bathroom with a contemporary modern white suite. Outside, there is a private residents car park to the rear. The property also benefits from UPVC double glazing.

Please note as these are new build conversions the ground rent and service charge are yet to be finalised and the council tax yet to be determined. We will publish these details as soon as we have them.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Wall mounted electric heater, security entry phone, doors lead to,

Open plan lounge kitchen dining area: 16' 8" x 18' 5" (5.08m x 5.61m) uPVC double glazed window rear aspect, two wall mounted electric heaters, new newly fitted contemporary wall and base units, with work surfaces and splashbacks, Bosch built in oven, inset halogen hob with an extractor hood above, stainless steel sink unit with mixer tap, integrated fridge freezer, extractor fan, inset spotlights to the ceiling.

Bedroom 1: 14' 7" x 13' 3" (4.44m x 4.04m) uPVC double glazed window side aspect, wall mounted electric heater, inset spotlights to the ceiling.

Bedroom 2: 10' 3" x 8' 0" (3.12m x 2.44m) uPVC double glazed window side aspect, wall mounted electric heater, inset spotlights to the ceiling.

Bathroom: 10' 4" x 5' 10" (3.15m x 1.78m) uPVC frosted double glazed window side aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin, with mixer tap inset a vanity unit, part tiling to the walls, chrome plated towel rail, built in airing cupboard, housing the hot water cylinder, inset spotlights to the ceiling, extractor fan.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is in Horwich Town Centre conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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