

REDMAN CASEY ESTATE AGENTS

37 Owsten Court, Horwich, Bolton, BL6 5HL



£104,950

A well presented ground floor apartment with two bedrooms, three piece bathroom, hall, lounge/diner and fitted kitchen. The property is in good decorative order throughout with double glazed windows, wall mounted electric radiators, intercom access & allocated parking, viewing essential.



Located on the ever popular Owsten Court, Horwich this ground floor apartment offered in good decorative order throughout with hall, lounge/diner, fitted kitchen, two bedrooms and a three piece bathroom suite. The property also benefits from double glazed windows, wall mounted electric radiators and allocated parking. The property is an ideal first time buy or buy to let investment and located close to Blackrod train station, the village of Horwich offering a wealth of shops and local businesses, cafes, bars, restaurants & local supermarkets. Middlebrook retail park is a short distance away as well as motorway access and bus routes. Early viewing is essential to avoid disappointment.

Hall

Entrance hall with doors leading to further accommodation, wall mounted intercom, wall mounted electric radiator, storage cupboard.

Lounge 14'9" x 11'7" (4.50m x 3.54m)

Access from the hall to lounge with fireplace with flicker effect electric fire, power points, double glazed window to front aspect.

Kitchen 6'0" x 9'11" (1.83m x 3.03m)

A range of wall and base units with contrasting work surfaces, splash back tiling, power points, double glazed window, inset single drainer sink with mixer tap, integrated oven and grill with hob over, plumbed for washing facilities, space for fridge freezer.

Bedroom 1 10'8" x 10'2" (3.24m x 3.10m)

Good sized double room with double glazed windows to two sides. power points, wall mounted electric radiator, space for free standing or built in wardrobes.

Bedroom 2 10'4" x 7'2" (3.14m x 2.18m)

Access from the hall to bedroom two with double glazed window, storage cupboard, power points, wall mounted electric radiator.

Bathroom

A three piece suite with panelled bath, low level W.C., pedestal mounted vanity wash basin, splash back tiling, double glazed frosted window.

Outside

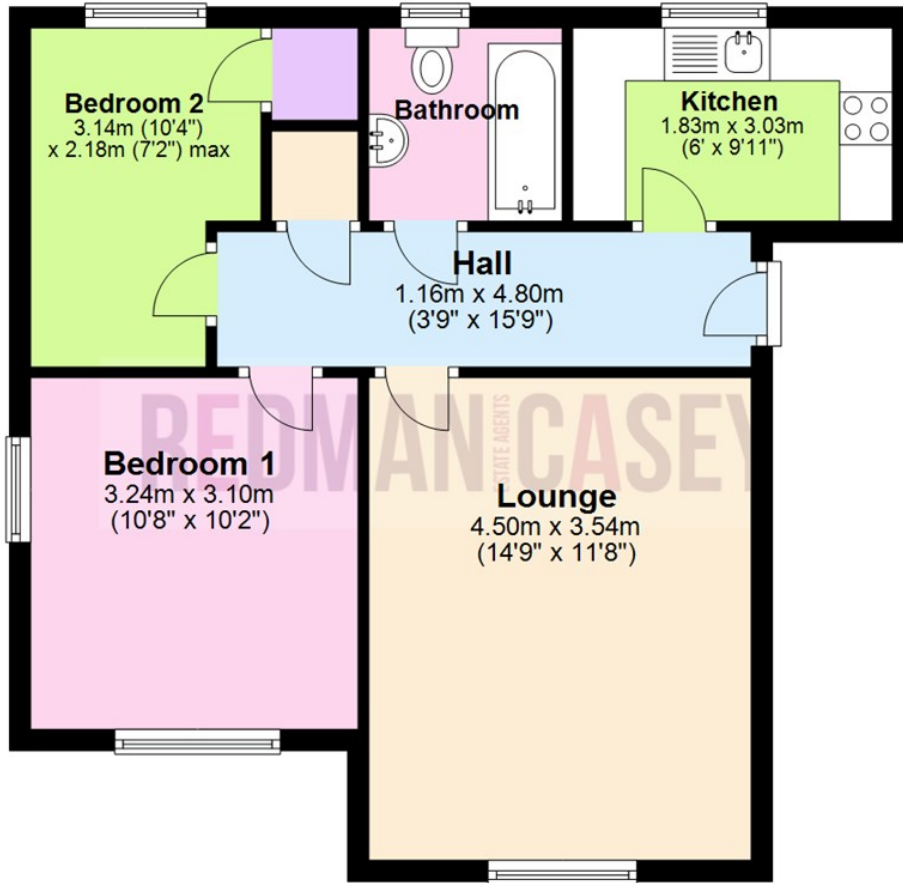
Communal areas and parking maintained via the property management company.





Ground Floor

Approx. 52.3 sq. metres (562.4 sq. feet)



Total area: approx. 52.3 sq. metres (562.4 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	79	80
(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	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

