

Whitwell Gardens
Horwich

Miller Metcalfe
Every step of the way

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Horwich





EPC Rating - To be confirmed

This one bedroomed ground floor apartment that is set in a lovely cul de sac location in Horwich village.

In brief the accommodation comprises of a welcoming entrance hallway with ample storage, spacious lounge overlooking the communal gardens, fitted kitchen with fitted appliances, space for washing machine and dryer, one bedroom which is a good-sized double, and a threepiece shower room.

Outside there is a garden to the front and outside storage shed and to the rear are communal gardens.

The apartment is close by to bus routes, local amenities and transport networks.

Ideal property for a couple or somebody looking to downsize internal viewing is highly recommended.

LOCAL AUTHORITY/COUNCIL TAX Bolton Band A Annual Cost £1432.00

TENURE Leasehold Lease term 125 years from 25/06/2006 Lease term remaining 107 years. Lease end date 26/06/2131.

SATELLITE/FIBRE TV AVAILABILITY ВТ Sky Virgin

BROADBAND Basis: 16 MBPS Superfast: 65 MBPS Ultrafast: 1000 MBPS









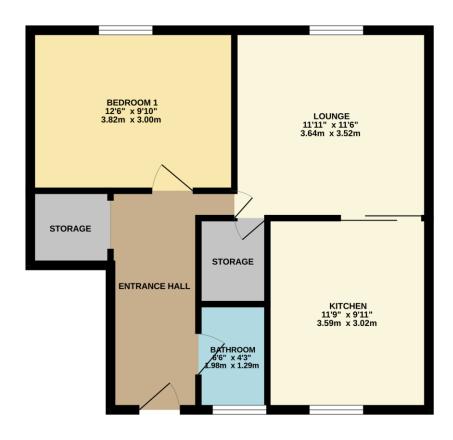








GROUND FLOOR 526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.

Whilet every alternity has been made be ensure the accuracy of the froption contained been, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, specimen and applicance shown have not been tested and no guarantee also to their operability or efficiency can be given.

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.