



Ashburn Close

Horwich

Miller Metcalfe
Every step of the way

Ashburn Close

Horwich

Semi Detached



2



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EPC Rating - To be confirmed

IDEAL FIRST TIME BUYMODERN DECOR***DRIVEWAY***CONSERVATORY***CUL DE SAC LOCATION***

We are delighted to offer onto the market this lovely two bedroomed semi detached property, situated on the ever popular residential estate 'The Meadows'.

Boasting an abundance of immaculately presented indoor and outdoor living space, this is the ideal opportunity for a couple or small family looking to make their move to a highly desirable and family-friendly area. With keys features such as the modern fitted kitchen, driveway to the side of the property for several vehicles and serving as a blank canvas property, this truly is not a property to miss out on!

No more than a few minutes walk from the Middlebrook Retail Park, local amenities, schools, commuter routes and network links.

The property briefly comprising of; entrance vestibule, lounge/diner, kitchen, conservatory, two great sized double bedrooms and a family bathroom. Externally there is a driveway to the side of the property, well maintained front garden and enclosed rear family garden with patio and lawned areas.



TENURE

Leasehold

Lease Start Date

30 Nov 2000

Lease End Date

01 Jan 2998

Lease Term

999 years from 1 January 1999

Lease Term Remaining

974 years

COUNCIL TAX

Band:

B

Annual Price:

£1,670

MOBILE COVERAGE

EE - N/A

Vodafone - Medium

Three - Medium

O2 - Medium

BROADBAND

Basic

5 Mbps

Superfast

68 Mbps

Ultrafast

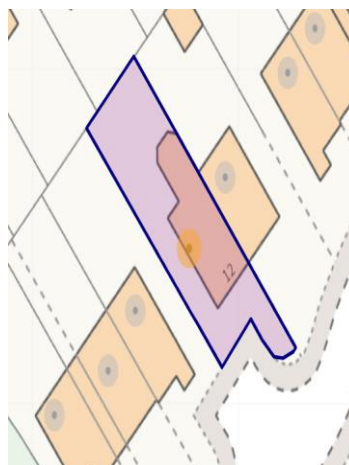
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

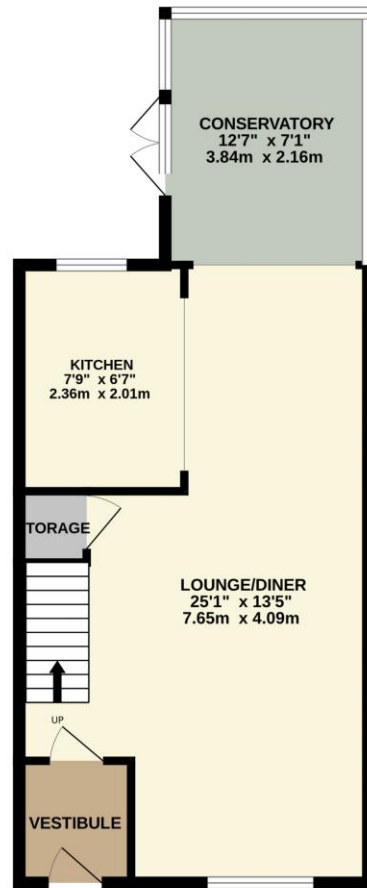
BT - Yes

Sky - Yes

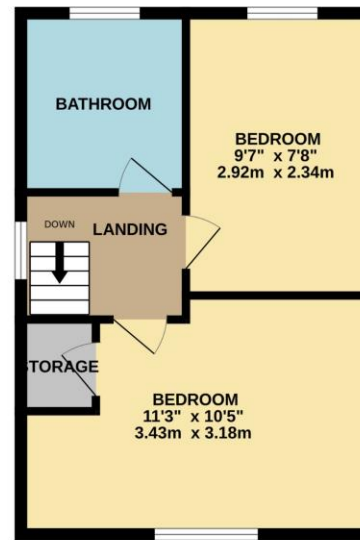
Virgin - No



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 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.
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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.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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