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Lowerbrook Close, Horwich, Bolton, BL6 6SS

Just Added

£140,000 Leasehold

Description

Situated on the ground floor in a popular residential area close to Middlebrook Retail Park, this spacious two double bedroom apartment offers well balanced accommodation ideal for first time buyers, investors, downsizers, or those seeking convenient single level living.

Accessed via a secure entry system for added privacy and security, the property opens into a central hallway providing access to all principal rooms with access to a useful built-in storage cupboard.

Bedroom one is positioned to the front of the property, while bedroom two overlooks the rear, with both rooms offering generous proportions and ample space for additional furnishings.

The bright and spacious lounge diner features a bay window to the front elevation along with an additional side window, allowing plenty of natural light throughout the space. A doorway leads through to the kitchen, which is fitted with a range of wall and base units providing ample storage and worktop space. Integrated appliances include a gas hob and electric oven, alongside provisions for freestanding appliances. The kitchen also offers space for a small dining table and benefits from a rear facing window positioned above the sink.

The bathroom comprises a WC, hand basin, bath with shower over and additionally benefits from a convenient built in storage cupboard.



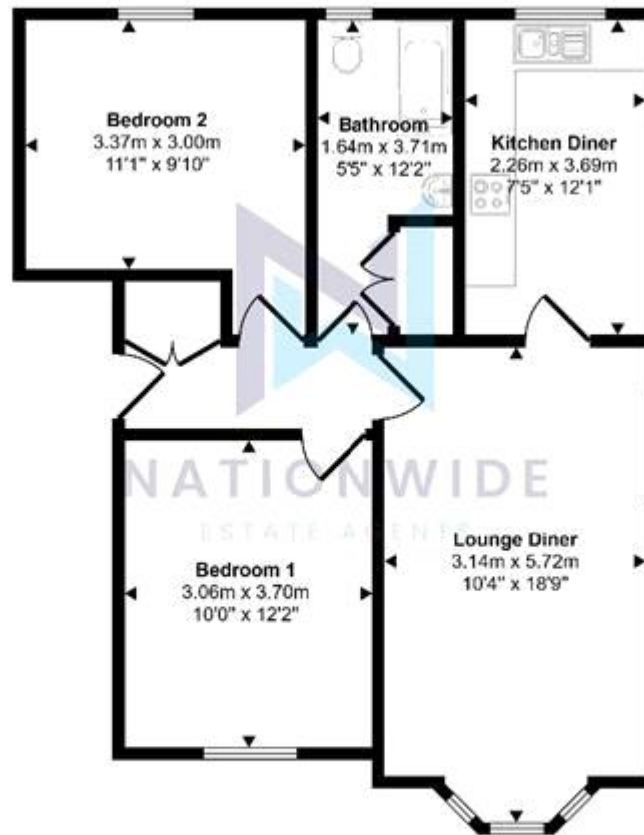
Externally, the property further benefits from two allocated parking spaces, excellent transport links, and easy access to local amenities, retail facilities, and leisure attractions.

Council Tax Band: B (Bolton Council)
Tenure: Leasehold (102 years)
Ground Rent: £150 per year
Service Charge: £375 per quarter

Tenure

Leasehold

Approx Gross Internal Area
61 sq m / 654 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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