



Westhoughton
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Chorley PR7 1BH

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<https://www.farrellheyworth.co.uk/about-us/branches/westhoughton/>

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All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

£110,000

**Evergreen Avenue,
 Horwich, Bolton BL6**

**Farrell
 Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Great Size Two Bedroom Second Floor Apartment**
- **Wide Range of Amenities, Fantastic Aspect**
- **Open Plan Reception, Fitted Kitchen & Bathroom, Parking**
- **Sold with or without Sitting Tenant £750 PCM**

EPC B

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This is a spacious and immaculately presented two bedroom second floor apartment, situated on a popular development in the centre of Horwich, just off Chorley New Road. Offering a wide range of amenities only a stones throw away, including shops, schools and transport links and fantastic aspect.

Entrance to the property is via a communal hallway with intercom access where the staircase is located providing access to the communal stairs. The accommodation comprises inner hallway, lounge with 'Juliet' balcony, kitchen, two bedrooms, one benefitting from fitted wardrobe and a three piece bathroom suite. Communal gardens are also offered as well as a car park with an allocated parking space.

This property can be sold with or without the sitting tenant, please contact the office for further details.

Tenure: Leasehold
Leasehold information: Terms: 150 years from 1st July 2007
Current Management Fee: £1058.14 Per Annum
Ground Rent: £250 Per Annum
Council Tax: Band B



