



Stokers Drive, Horwich

£1,495 Per Month

Barton Quarter is a fantastic development offering 2 and 3 bedroom build to rent homes, located in the heart of a triangle between Chorley, Wigan Bolton.

The Thespian is one to be desired with character and charm!

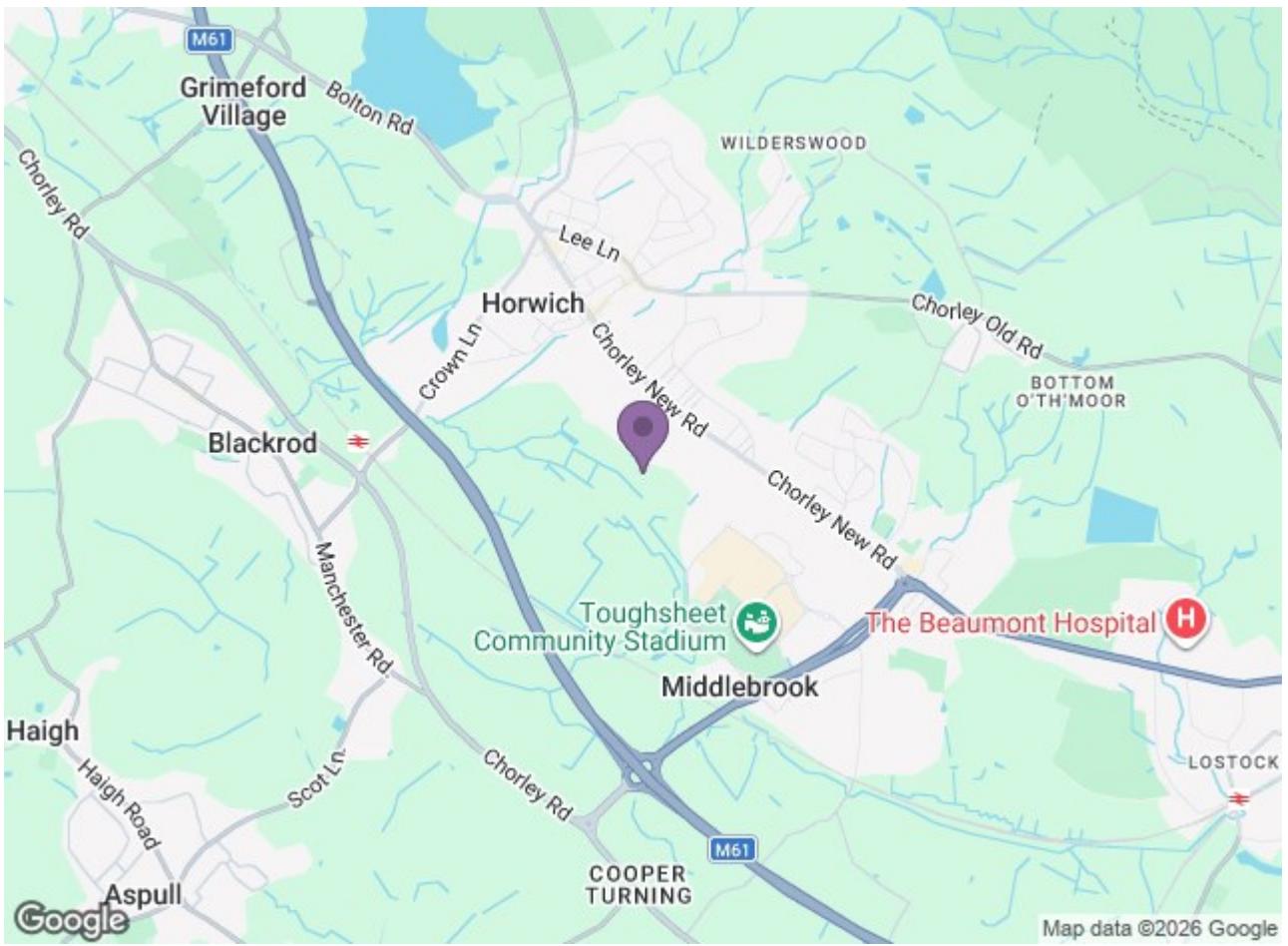
The picturesque frontage to the property has plenty of curb appeal. On the ground floor you have a kitchen dining area and a living area to the other side, both spanning the full side of the property. The kitchen dining has gorgeous French doors leading to your private back garden, whilst the living room boasts a beautiful bay window. You also benefit from a handy WC on the ground floor.

Upstairs, you will find three decent sized bedrooms. The main bedrooms comes with an ensuite, with an additional family bathroom situated at the end of the hallway.

All three local towns are only all six miles away, with Preston and Manchester both under 40 minutes' away via the nearby M61, Barton Quarter also makes the ideal commuter choice – and surrounded by wonderful local countryside, for achieving an enviable work-life balance too.

The new neighbourhood has excellent local shopping and leisure amenities within walking distance. Lots of local shops are available on your doorstep including an independent greengrocers, butchers and banks, Cooperative and





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|----------|--|--------|
| Current | Target | Current | Target |
| Energy A | Energy B | Env A | Env B |
| Energy B | Energy C | Env B | Env C |
| Energy C | Energy D | Env C | Env D |
| Energy D | Energy E | Env D | Env E |
| Energy E | Energy F | Env E | Env F |
| Energy F | Energy G | Env F | Env G |
| Energy G | Energy H | Env G | Env H |
| Energy H | Energy I | Env H | Env I |
| Energy I | Energy J | Env I | Env J |

Energy Efficiency Rating: 85 (Current), 88 (Target)
 Environmental Impact (CO₂) Rating: B (Current), C (Target)

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