



## Travers Street, Horwich, Bolton

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace property, located in the highly sought-after area of Horwich, Lancashire. The property is freehold, offered with vacant possession and benefits from no onward chain. Ideally suited to families or couples seeking a move-in ready home, the property has been finished to a high standard throughout and is located on a quiet residential street.

Situated just a short distance from Horwich town centre, the home benefits from a wide range of local amenities including shops, restaurants, supermarkets, and well-regarded schools. Excellent travel links are available, with Horwich Parkway train station just a short drive away providing direct connections to Manchester and beyond, while the nearby M61 motorway offers easy access to Bolton, Preston, and Manchester. Middlebrook Retail Park and the scenic Rivington countryside are also close by, offering a fantastic balance of convenience and leisure.

The property has been fully refurbished to a high standard throughout, including new heating and electrics, replastering, and neutral flooring and décor, creating a comfortable and modern home.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the left, you will enter the spacious lounge which features a large window overlooking the front aspect. Continuing through, you will enter the contemporary kitchen/diner. The sleek fitted kitchen offers ample storage with an integrated oven and hob, along with space for freestanding appliances. The dining area provides room for a dining table and benefits from convenient access to understairs storage, while a single door leads out to the rear yard.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles. The modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the rear is a generously sized south-west facing yard laid with low-maintenance artificial lawn, enjoying plenty of sunshine throughout the day. To the front, there is ample on-street parking available.

Early viewing is highly recommended to avoid disappointment.

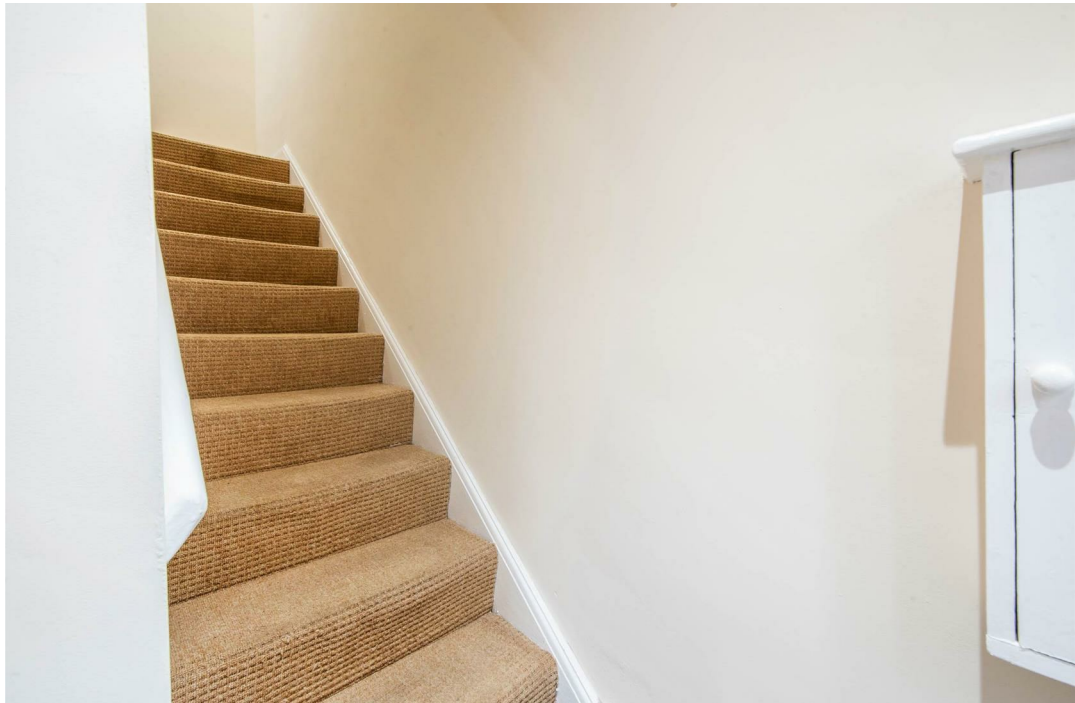




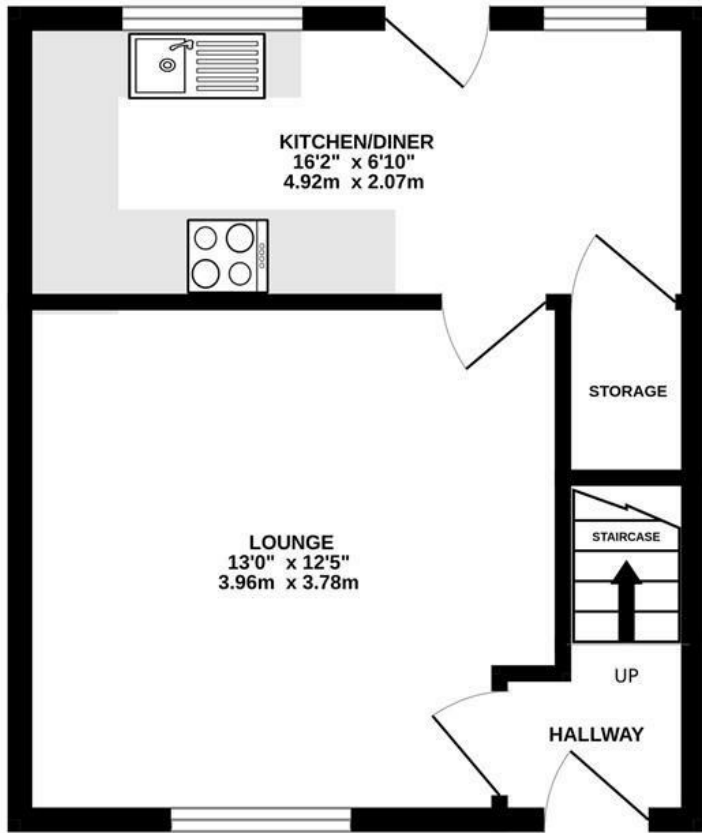




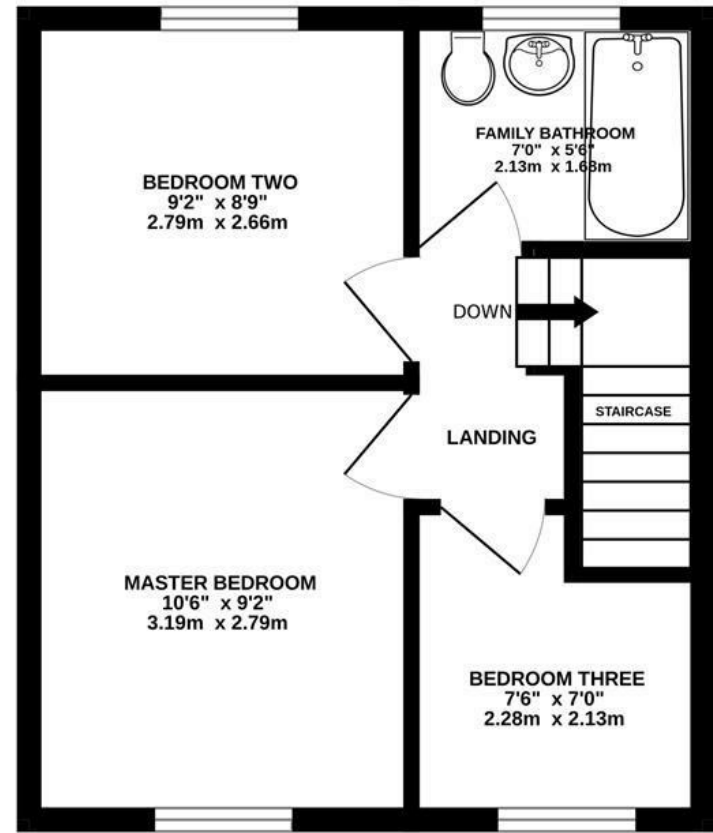




GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

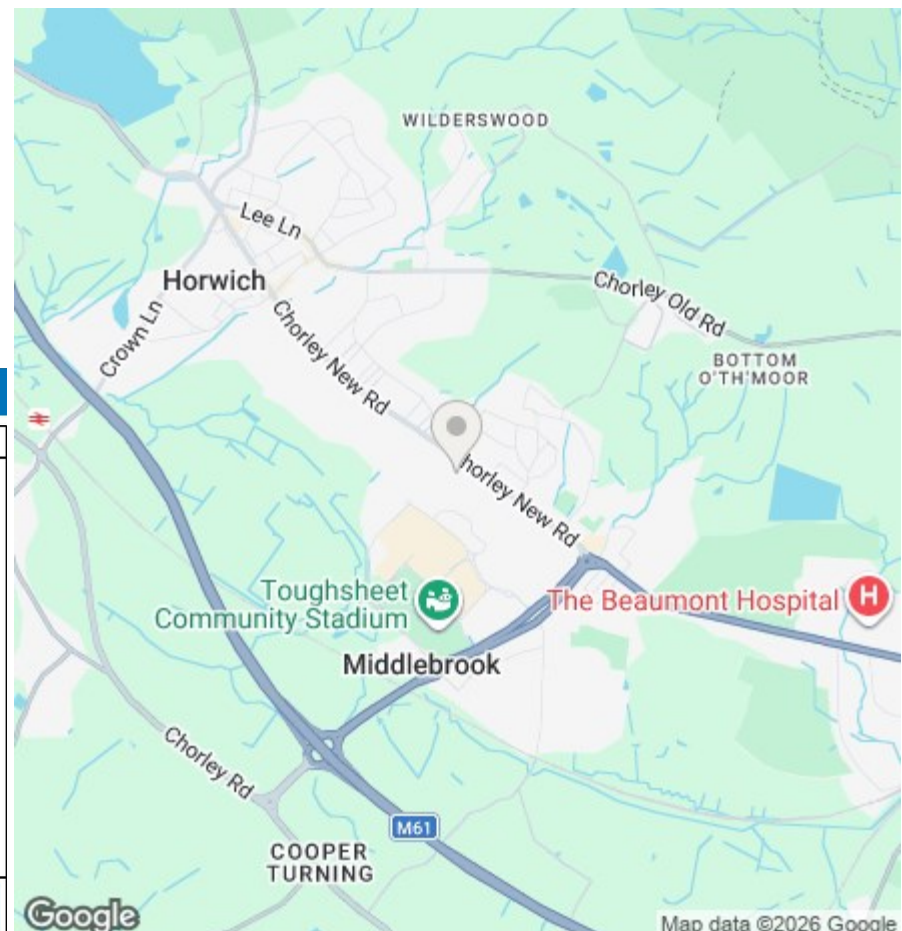


TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>76</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		