BEN ROSE



Iron Street, Horwich, Bolton

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid terrace property, offering a fantastic opportunity for couples, first time buyers or those looking for a well-positioned home with versatile additional space. The property combines well-proportioned accommodation with attractive period features and is situated in the popular town of Horwich, surrounded by a wide range of everyday amenities, shops, cafés and leisure facilities. Horwich also benefits from excellent transport links, with regular bus services providing access throughout the local area and nearby towns, whilst Horwich Parkway railway station offers rail connections towards Manchester, Bolton and beyond. For those commuting by road, the M61 is conveniently accessible, providing straightforward links towards Manchester, Preston and the wider motorway network. The property is also close to popular local attractions including Rivington and its beautiful countryside, making it an appealing location for those wanting both convenience and access to outdoor space.

Entering the home, you are welcomed directly into the good-sized dining room, which benefits from ample natural light and an attractive original cast iron fireplace, providing a lovely focal point and adding character to the space. Continuing through the property, the stairs rise directly to the first floor while the equally well-proportioned lounge offers a comfortable and versatile reception space. From here, the accommodation leads through to the well equipped kitchen, which provides a practical arrangement of fitted units with ample cupboard and worktop space, making this a functional and well-connected area of the home.

Heading upstairs, the landing provides access to both bedrooms and the family bathroom. The master bedroom is particularly generous in size, offering plenty of room for a range of bedroom furniture and creating a comfortable principal bedroom. The second bedroom provides a versatile additional space and benefits from stairs leading to the loft conversion, offering useful extra accommodation that could be utilised for storage, hobbies or even a home office, depending on the needs of the new owner. Completing the first floor is the three-piece family bathroom, conveniently positioned to serve both bedrooms.

Externally, the property benefits from an attractive low-maintenance frontage, with a low bordering wall and gate opening onto a combination of slate chippings and well-placed potted plants, creating a pleasant first impression. To the rear is a private yard featuring composite tile flooring and an overhead cover, providing a practical outdoor space which could accommodate a small bistro set and offers an ideal spot for enjoying some fresh air. Overall, this is an appealing and characterful home offering generous living accommodation, two good bedrooms and valuable additional loft space, making it an excellent choice for couples or first time buyers looking to establish themselves in the popular Horwich area.





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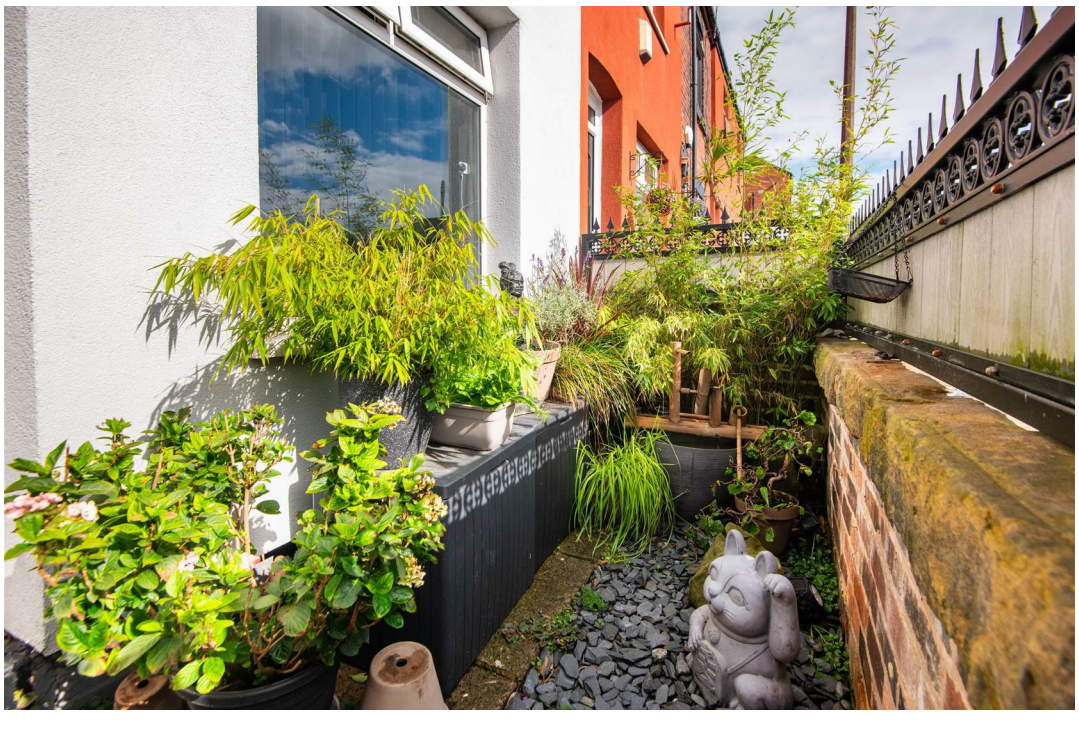












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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.1 sq.m.) approx.

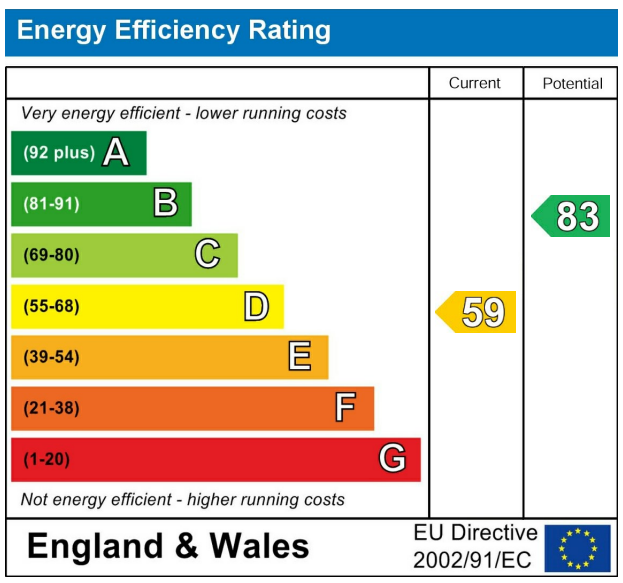
2ND FLOOR
116 sq.ft. (10.8 sq.m.) approx.

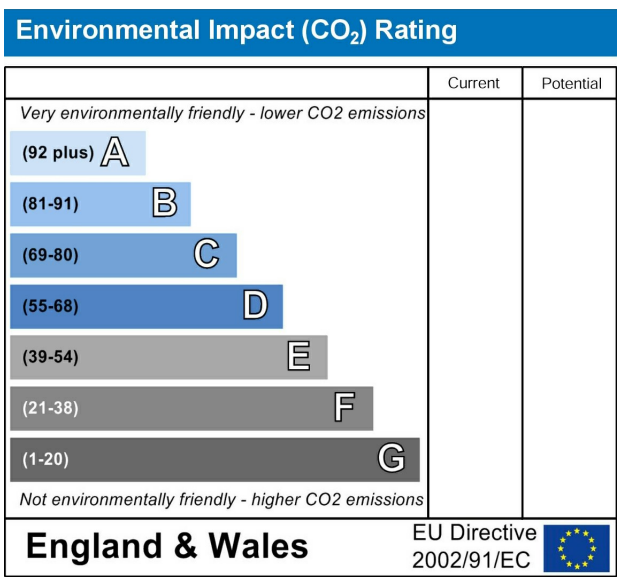


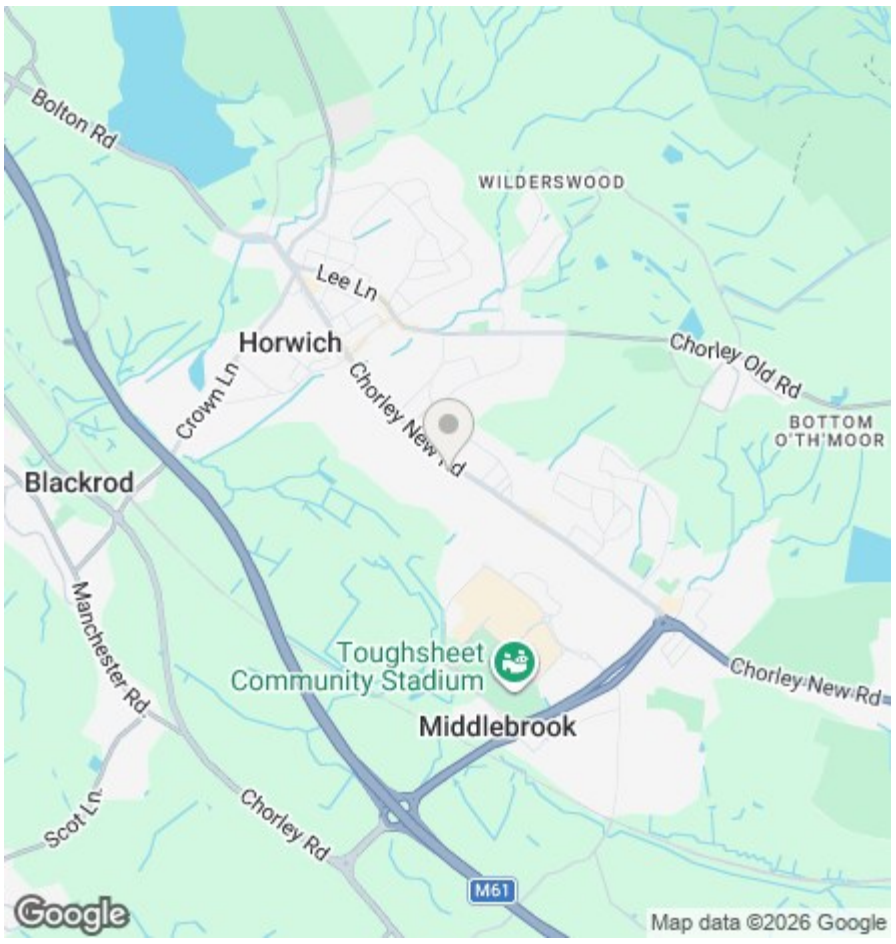
TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

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.







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