



**Catherine Street East, Horwich, Bolton**

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom terraced home, ideally located in the popular area of Horwich, Bolton. The property is perfectly suited to first-time buyers or investors, offering comfortable living accommodation in a convenient and well-connected location. Horwich benefits from excellent travel links, with the M61 motorway just a short drive away, making commuting to nearby towns and cities straightforward. A range of local amenities, shops, bus routes and green spaces are all within walking distance, providing everything needed for day-to-day living and leisure.

Upon entering the home, you are welcomed into an entrance hall which provides access to all ground floor rooms. From here, you step into the open-plan lounge and dining area, a bright and inviting space featuring a wood-burning fireplace and a large front-facing window that allows plenty of natural light to flow through. Leading on from the lounge is the kitchen, fitted with worktops and ample cupboard storage, along with an integrated hob and oven and space for freestanding appliances. To the rear of the property, accessed via the kitchen, is a convenient WC and a door providing access out to the rear yard.

The first floor hosts the sleeping accommodation, comprising two well-proportioned bedrooms. The generous master bedroom is located to the front of the property and benefits from built-in wardrobes along with a window offering views towards Rivington. The second bedroom is rear-facing and also enjoys natural light via its window, making it ideal as a guest room, home office or nursery. Completing this floor is the three-piece family bathroom, fitted with all essential amenities.

Externally, the property offers parking available to the front, providing ease and convenience for residents. To the rear, there is a low-maintenance yard with a gated access leading to the rear ginnel, offering practical outdoor space. Altogether, this is a well-located home that combines comfort, convenience and excellent connectivity.

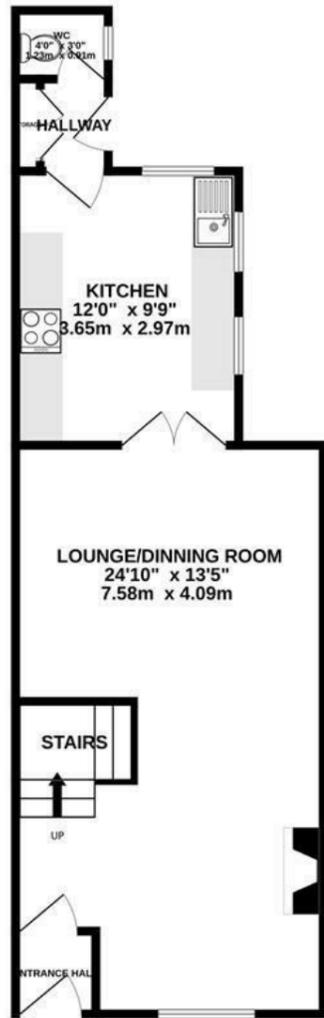




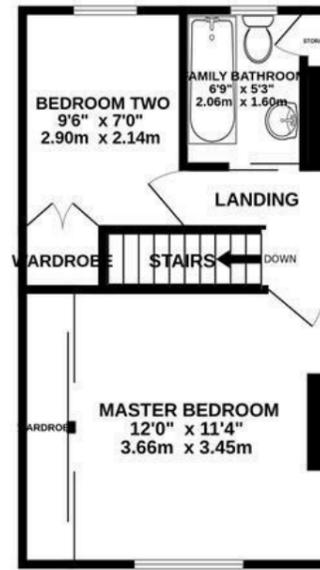


# BEN ROSE

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.

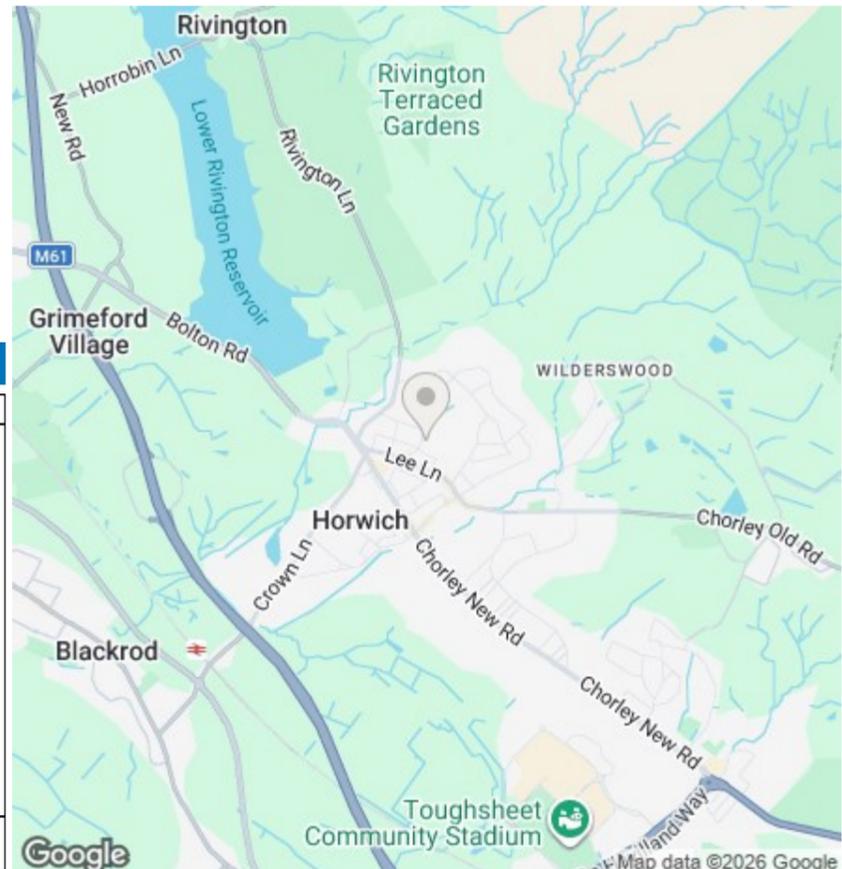


TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

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>	<b>68</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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	