

8 Hawkshaw Street, Horwich, Bolton, BL6 5NE



£850

- 2 Bedroom Mid Terrace
- Lounge and Dining Kitchen
- Viewing Essential
- EPC Rating C
- Available Now
- Superb Shower Room
- Holding Fee £196
- Council Tax Band A



Situated on the outskirts of Horwich town centre this two bedroom mid terraced property offers excellent accommodation throughout. The house comprises vestibule, lounge, dining kitchen, to the first floor there are two bedrooms and superb shower room with walk in double shower. Outside there is a small frontage and to the rear there is an enclosed courtyard. The property is ideally located for access to local amenities shops and transport links and viewing is highly recommended to appreciate all that is on offer. EPC rating C. Council tax band A. Holding deposit £196.

Vestibule

Double glazed entrance door, door to:

Lounge 12'9" x 12'6" (3.88m x 3.80m)

UPVC double glazed bay window to front, log effect gas fire set in chimney breast, radiator, Luxury vinyl tiled flooring, door to:

Kitchen/Dining Room 11'7" x 12'6" (3.53m x 3.80m)

Fitted with a matching range of beech effect base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, Luxury vinyl tiled flooring, wall mounted gas combination serving heating system and domestic hot water serving domestic hot water, stairs to first floor landing, door to rear.

Landing

Built-in double storage cupboard, laminate flooring, double door, door to:

Bedroom 1 9'8" x 12'6" (2.94m x 3.80m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, radiator.

Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with rainfall shower over and folding glass screen, wall mounted wash hand basin in vanity unit with cupboard under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted window to rear, tiled flooring, uPVC panelled ceiling with recessed spotlights.

Bedroom 2 8'10" x 6'11" (2.69m x 2.12m)

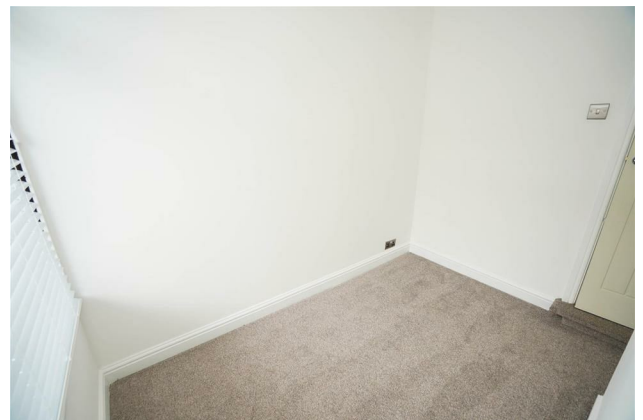
Window to rear, radiator.

Outside

Front, enclosed by dwarf brick wall to front and sides,

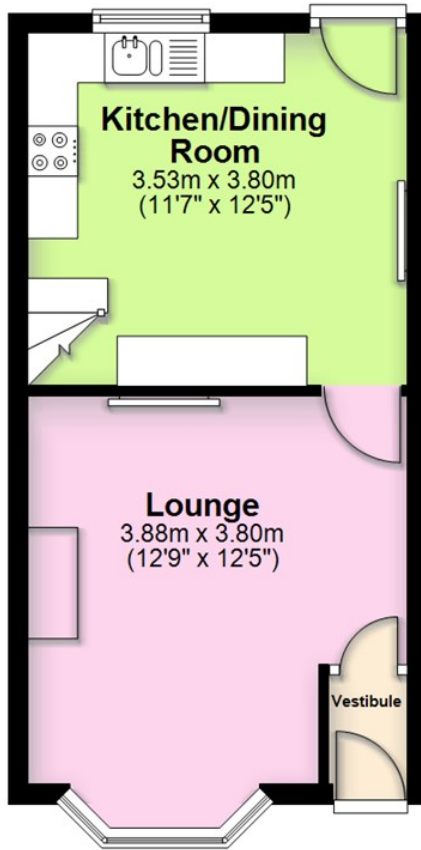


paved pathway leading to front entrance door.
Rear, enclosed by brick wall to rear and sides, brick-built storage shed, rear gated access, hard standing and courtyard.



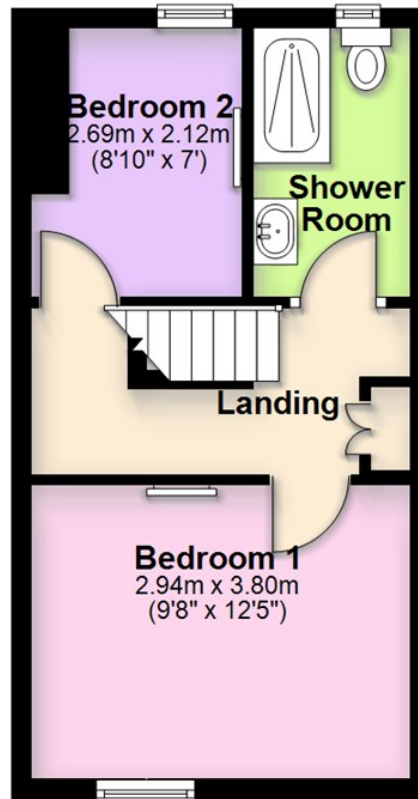
Ground Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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

