

10 Tredgold Street, Horwich, Bolton, Lancashire, BL6 5PT



## £525 Per Month

Well-presented two-bedroom mid terraced residence, in popular and convenient location, close to Horwich Town Centre with all its amenities and transport links. The property briefly comprises of lounge, kitchen diner, two bedrooms and a three piece bathroom suite. Externally a small patio area to the front, and enclosed rear yard to the rear. Gas central heating and double glazed windows. UNFURNISHED.

- Two Bedroom Terraced
- Good Decorative Order
- EPC Rating D
- Lounge & Kitchen Diner
- Close To Amenities



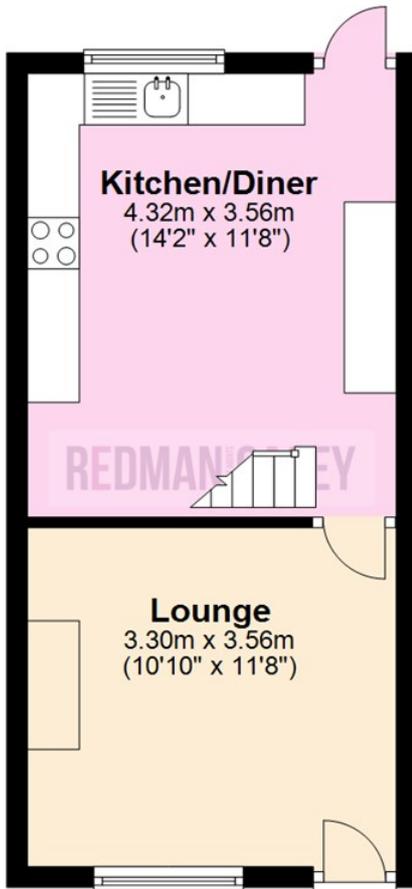
Positioned on Tredgold street this mid terraced residence offered with no onward chain and offered in good decorative order throughout and ideally would suit a first time buyer or buy to let investor. The property briefly comprises, lounge, kitchen diner, two bedrooms and a three piece bathroom suite. Externally a low maintenance patio with further features including gas central heating and double glazed windows. The property is located within easy reach to both Middlebrook retail park and the village centre of Horwich. Train station, bus routes and motorway access is to hand along with regarded schools. Internal inspection is highly recommended to fully appreciate.





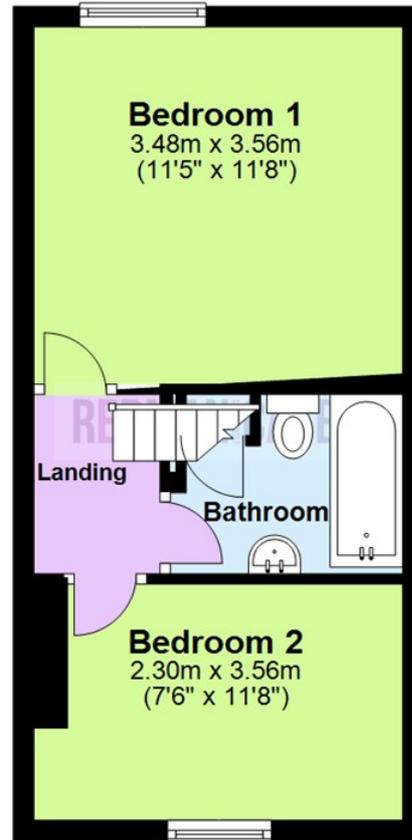
## Ground Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



## First Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 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) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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>		<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

