

Kay Villas, 89D Catherine Street East, Horwich, Bolton, BL6 7FN



£1,100 Per Calendar Month

Superbly presented and deceptively spacious end town house property. Offering excellent accommodation over three floors the property must be viewed to appreciate the overall size and condition on offer. Spacious lounge, cloakroom, WC and fitted kitchen to the ground floor, three generous bedrooms and bathroom to the first floor and master bedroom with en suite shower room to the second floor. Outside there are gardens to the front and rear along with allocated parking space opposite the property.

Sold with no chain and vacant possession viewing essential.



Ideally located for access to local amenities, shops, schools and Rivington countryside this deceptively spacious 4 bedroom end town house offers excellent family accommodation. benefitting from a replacement boiler 2022 the property is central heated and double glazed. Internally the property comprises : Entrance hall, cloakroom wc, fitted kitchen with integrated appliances. spacious lounge with 'French' doors leading to the rear garden. To the first floor there are three bedrooms and a family bathroom fitted with a three piece white suite and to the second floor there is a master bedroom with three piece en suite shower room. Outside there is a garden area to the front and enclosed garden to the rear with patio and artificial grassed area. There is also an allocated parking spot on private land opposite the block of houses, Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

Entrance Hall

Radiator, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Cloakroom

Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, tiled flooring.

Kitchen 9'9" x 13'5" (2.98m x 4.08m)

Fitted with a matching range of grey base and eye level units with underlighting, drawers and complementary worktop space round edged worktops, matching breakfast bar, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, uPVC double glazed window to front, tiled flooring, ceiling with recessed low-voltage spotlights. plumbing for washing machine, integrated fridge freezer, built in electric oven four ring gas hob with extractor hood over.

Lounge 12'11" x 17'4" (3.94m x 5.29m)

UPVC double glazed window to rear, coal effect gas fire with stone surround, built-in under-stairs storage cupboard, radiator, uPVC double glazed french doors to garden, door to:

Landing

Stairs, door to:

Bedroom 2 9'5" x 17'4" (2.87m x 5.29m)

UPVC double glazed window to rear, built-in single wardrobe(s) with hanging rails, shelving and built-in boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water, radiator, double door, door to:



Bedroom 3 10'9" x 10'1" (3.28m x 3.08m)

UPVC double glazed window to front with panoramic views of open countryside and Rivington Pike, radiator.

Bedroom 4 7'8" x 6'11" (2.33m x 2.11m)

UPVC double glazed window to front with panoramic views of open countryside and Rivington Pike, radiator.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Landing

Built-in storage cupboard, door to:

Bedroom 1 10'0" x 13'11" (3.04m x 4.23m)

Two double glazed velux skylight to front, double glazed velux skylight to rear, built-in storage cupboard, radiator, sloping ceiling, access to loft space, door to:

En-suite Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and ceramic tiling to all walls, heated towel rail, extractor fan, double glazed velux skylight to rear, ceramic tiled flooring.

Outside

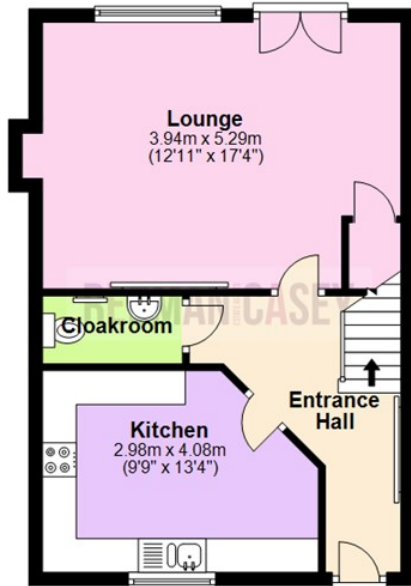
Front garden, enclosed by brick wall to front and sides, wrought iron front gated access, paved pathway leading to front entrance door with gravelled area, allocated car parking space in separate area to the front.

Rear garden, enclosed by brick wall and timber fencing to rear and sides, paved sun patio with lawned area and gravelled borders, garden shed, rear and side gated access.



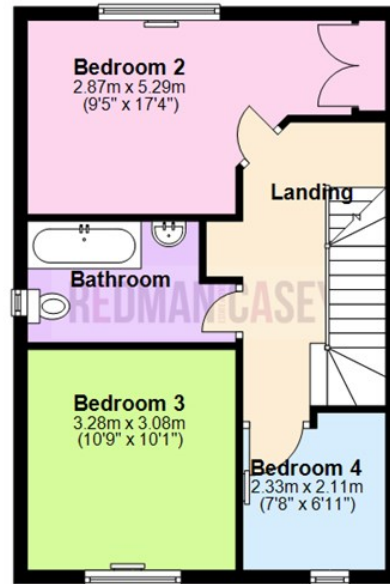
Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



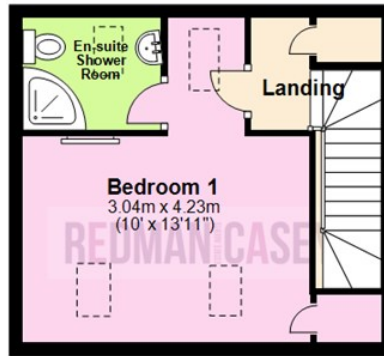
First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Second Floor

Approx. 23.4 sq. metres (251.4 sq. feet)



Total area: approx. 109.4 sq. metres (1177.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	87
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	

