

45 Catherine Street West, Horwich, Bolton, BL6 7JY



Offers In The Region Of £145,000

Two bedroom well presented end terraced property ideal for first time buyer or buy to let landlord (Potential to let at £800-850 PCM) Situated within walking distance of Horwich town centre close to all local amenities, shops, schools and transport links for road and rail, along with Rivington countryside and

Bobs Brew area The property offers generous accommodation with spacious reception room, fitted dining kitchen, well equipped shower room and large yard to rear, with off road parking and carport. Sold with no chain and vacant possession. Viewing essential.

- 2 Bedroom End Terrace
- Fitted Kitchen
- Shower Room
- EPC Rating TBC
- Large Lounge
- Carport and Rear Courtyard
- No Chain and Vacant Possession
- Council Tax Band A



Located within easy access of Horwich town centre this two bedroom end terrace property offers excellent accommodation for a first time buyer or buy to let landlord. The property comprises :- Porch, lounge, dining kitchen with built in appliances. To the first floor there are two bedrooms and shower room fitted with a three piece suite. . Outside to the rear is a hard standing courtyard with access for car for off road parking and car port. The property benefits from gas central heating and double glazing along and is sold with no chain and vacant possession. Viewing advised. Ideal first purchase or buy to let investment with a potential rent of around £800 - 850 PCM. Viewing essential



Porch

Two uPVC double glazed windows to side, double glazed entrance door, door to:

Lounge 13'11" x 12'11" (4.24m x 3.93m)

UPVC double glazed window to front, coal effect gas fire set in ornate surround and marble effect inset, double radiator, coving to ceiling, door to:

Kitchen 10'8" x 12'11" (3.24m x 3.93m)

Fitted with a matching range of oak fronted base with underlighting, drawers and cornice trims, composite sink unit with single drainer and mixer tap, integrated fridge/freezer and washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, radiator, stairs to first floor landing, uPVC double glazed door to rear.



Landing

UPVC double glazed window to side, door to:

Bedroom 1 14'0" x 13'2" (4.27m x 4.01m)

UPVC double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:

Bedroom 2 7'10" x 7'9" (2.39m x 2.36m)

UPVC double glazed window to rear, radiator.



Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside

Front garden, enclosed by dwarf brick wall to front and sides, wrought iron gated access, paved pathway leading to entrance door with mature flower and shrub borders.

Rear, enclosed by brick wall and timber fencing to rear and side, concrete hard standing, rear gated access up and over door leading to carport area.



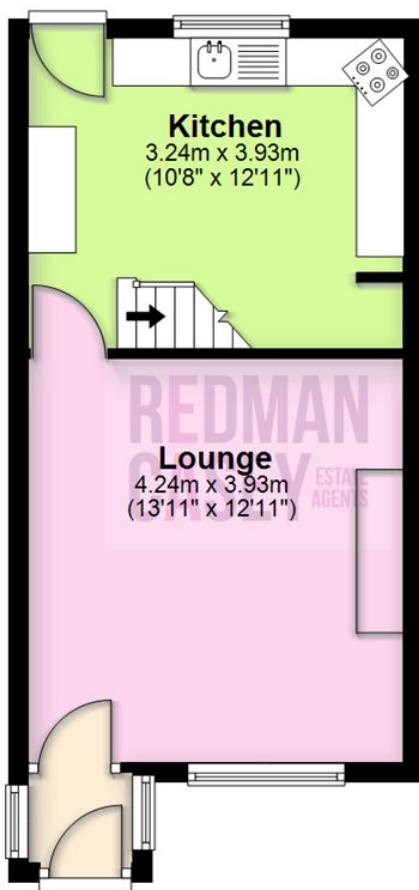


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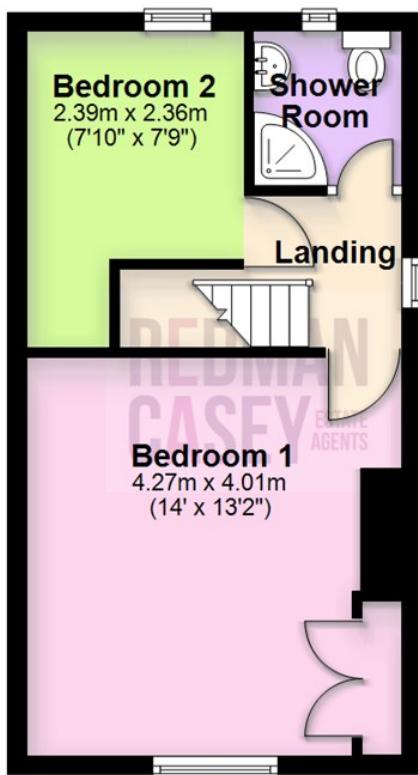
Ground Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 61.6 sq. metres (663.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

