



**19 Mabel Street, Westhoughton, Bolton, Greater Manchester, BL5 2LB**

**Price £99,995**

- 2 Bedrooms
- Large Fitted Kitchen
- No Chain
- PVCu Double Glazing
- Open Plan Dining Area
- Vacant Possession



## Vestibule

Ceramic tiled flooring, door to:

## Entrance Hall

Radiator, ceramic tiled flooring, stairs, door to:

## Lounge 12'3" x 12'0" (3.73 x 3.66)

PVCu double glazed window to front, living flame effect gas fire with feature stone surround, radiator, decorative coving to moulded ceiling.

## Fitted Kitchen/Diner 15'11" x 21'2" (4.85 x 6.45)

Fitted with a matching range of base and eye level units with contrasting worktop space over, wine rack, glazed display units, corner display shelves, 1 1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in eye level electric oven, four ring gas hob with extractor hood over, PVCu double glazed window to side, radiator, part laminate and part ceramic tiled flooring, PVCu double glazed door to garden, PVCu double glazed french doors to garden, door to Storage cupboard.

Storage cupboard.

## Landing

## Bedroom 1 15'11" x 12'0" (4.84 x 3.66)

PVCu double glazed window to front, radiator, door to Storage cupboard.

## Bedroom 2 8'5" x 12'8" (2.56 x 3.85)

PVCu double glazed window to rear, double radiator, laminate flooring, door to Storage cupboard.

## Bathroom

Four piece white suite comprising panelled bath, pedestal wash hand basin, tiled shower cubicle with Mira power shower over and low-level WC, full height ceramic tiling to all walls, PVCu frosted double glazed window to rear, double radiator, ceramic tiled flooring, door to:

## Outside

Front garden, block paved, enclosed by dwarf brick wall to front and sides. Enclosed by timber fencing to rear and sides, large timber decking area, shrub borders, security lighting, paved paths.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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